



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MARCH 22, 2021

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR: **NONE**

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The proposed project is for the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Continued from March 8, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **TENTATIVE PARCEL MAP NO. 37666 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) – Applicant: Saba Family Trust – Engineer/Representative: Kevin Fortuna – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area – Location: Northerly of Washington Street, southerly of Keller Road, and westerly of Winchester Road – 1.15 Gross Acres – Zoning: Specific Plan (SP No. 286, PA12A) – **REQUEST:** Tentative Parcel Map No. 37666 is a proposal for a scheduled "F" subdivision of 1.15 acres into four (4) lots single family residential lots. APN: 476-010-042. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter: **NONE**

5.0 PUBLIC COMMENTS:



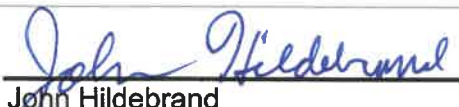
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

2 . 1

Director's Hearing: March 22, 2021

PROPOSED PROJECT

Case Number(s): PPT190032	Applicant(s): DP Harvill, LLC, Lou Monville
Environmental: MND - CEQ190121	
Area Plan: Mead Valley	Representative(s): SDH, INC., Steve Sommers
Zoning Area/District: North Perris Area	
Supervisory District: First District	
Project Planner: Deborah Bradford	 John Hildebrand Planning Director
Project APN(s): 317-170-043	
Continued From: March 8, 2021	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190032 (PPT190032) proposes to construct a 53,275 square foot warehousing/distribution truck terminal building which includes 5,000 square feet of office uses on a 11.15 gross acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed building. Forty-five (45) standard parking spaces will be provided which will include 3 accessible parking spaces and 2 electric vehicle spaces. Four water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project site is located north of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue. The Project site is within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190121**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 190032, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 100 "A" Street
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Public Facilities (CD: PF)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Business Park (CD: BP)
West:	Community Development: Light Industrial (CD: LI) and Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Manufacturing- Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing - Service Commercial (M-SC)
East:	Manufacturing – Heavy (M-H)
South:	Industrial Park (I-P)
West:	Rural Residential (R-R) and Residential Agricultural, one acre lot minimum (R-A-1)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Residential and Industrial Uses

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.15 gross acres 10.57 net acres	10,000 SF
Proposed Building Area (SQFT):	53,275 SF	N/A
Floor Area Ratio:	0.12	0.25 – 0.60

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	39'	50'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse	48,275 SF	1 space/2,000 SF of gross floor area	25	25
Office	5,000 SF	1 space/250 SF of office area	20	20
TOTAL:			45	45

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High Hazard – Local Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially in
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base: Zone C2

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Project was scheduled for the March 8, 2021 Director's Hearing meeting; however due to late comments received on the Initial Study/Mitigated Negative Declaration the item was continued to the March 22, 2021 Director's Hearing meeting to provide staff additional time to review and address the comments.

Project Location

The Project site consists of approximately 11.15 gross acre parcel located in the unincorporated area of Riverside County, within the City of Perris Sphere of Influence. The Project site is regionally accessed from the I-215/Cajalco Expressway interchange as shown on Figure 1. More specifically, the Project

site is located between Patterson and Harvill Avenues north of Rider Street. The Project site consists of one parcel (317-170-043).

Current Site Characteristics

The site is currently vacant and undeveloped and has evidence of current tilling/disking.¹ The site is relatively level and is situated at an elevation of approximately 1,520 feet above mean sea level (MSL).² (GEO Report 7/16/19).

PROJECT DESCRIPTION

Project Characteristics

The Project was first submitted for Pre-Application Review (PAR190037) to the Planning Department and was scheduled for comment with the Development Advisory Committee (DAC) on August 1, 2019.

The current application, Plot Plan No. 190032, was submitted to the Planning Department for review on October 15, 2019. The applicant is proposing the construction of a 53,275 square foot warehousing and distribution building to be utilized as a truck terminal. The structure will range in height from 33 feet to 39 feet in height and will be comprised of concrete tilt-up construction. The building will be painted in shades of grey with a blue grey accent color. A total of 99 dock doors will be provided and will be located on the north, south and west portions of the building. All driveways, trailer parking, vehicle parking and loading dock aprons will be concrete paving. Ingress and egress will be provided from Harvill Avenue and allow for truck and emergency vehicle circulation. There will also be a total of 45 standard parking spaces which will include 3 accessible parking spaces and 2 electric vehicle parking spaces including charging stations.

¹ Appendix B: Biological Resources Supporting Information, page 4., October 6, 2020

² Appendix D: Geology and Soils Supporting Information, page 2, July 16, 2019

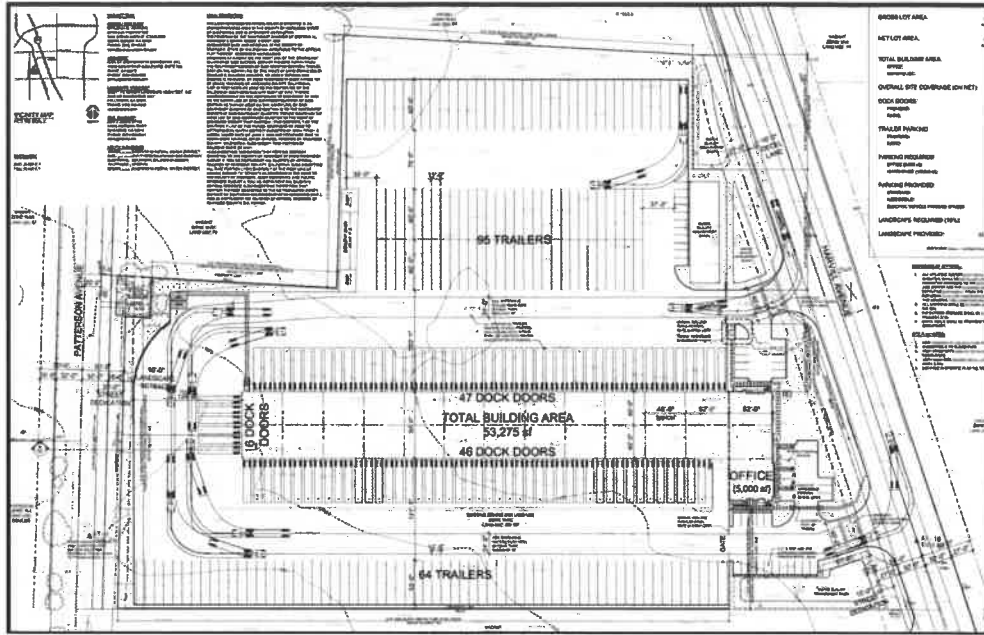


Figure 2: Site Plan

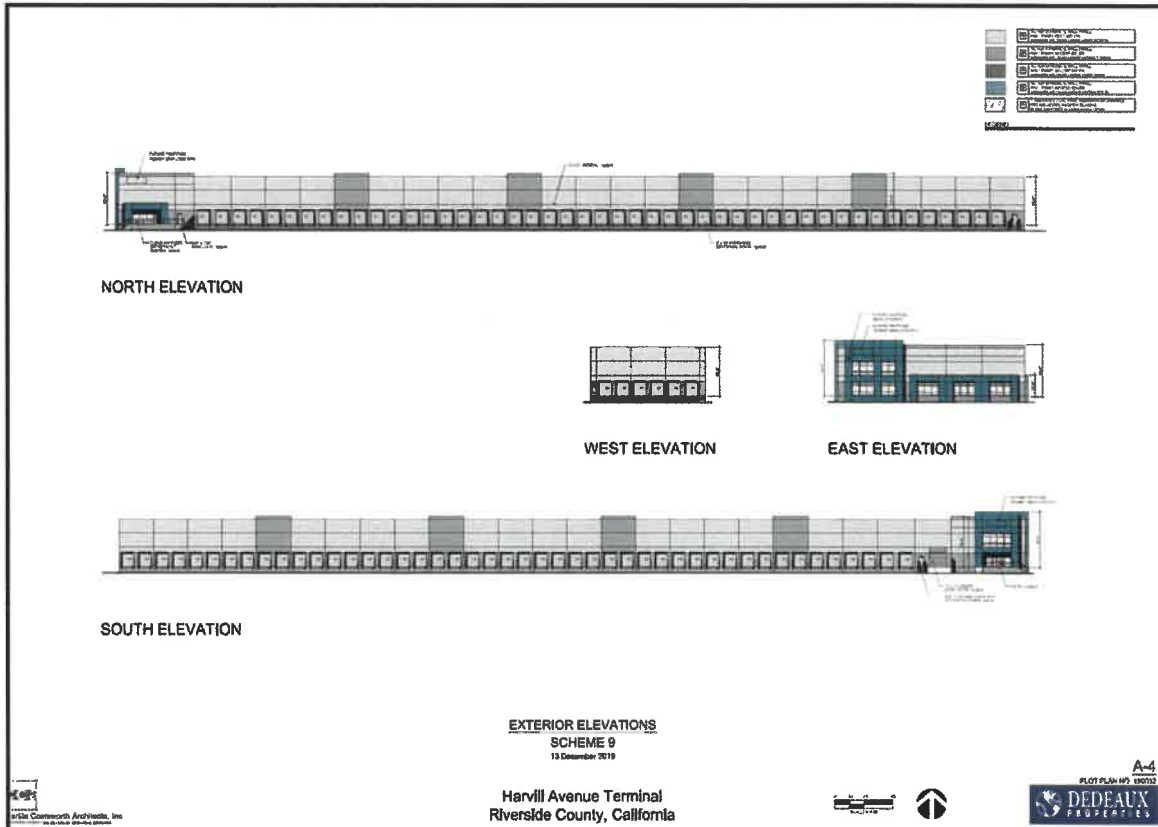


Figure 3 – Building Elevations

General Plan Consistency

The Project site's existing General Plan Foundation Component is Community Development (CD) and Land Use Designation is Business Park (BP). The Business Park land use designation allows for employees intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The proposed warehousing/distribution truck terminal building is allowed the BP designation and will be located near similar industrial uses. The vacant property located directly south of the Project site will be developed with 204,445 square foot warehousing building. To the west entitlements are being processed to allow for the development of a 333,000 square foot warehouse facility. An existing storage facility and vehicle maintenance building is located to the north west and a storage facility and industrial buildings to the north east. The building intensity for development within the BP designation ranges from 0.25 to 0.60 Floor Area Ratio (FAR). The project's FAR is 0.12, which is below the FAR range noted in the General Plan for BP. The FAR indicates the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. FAR is used to estimate employment generated from commercial, industrial and business park land uses. It is a reflection of a theoretical build-out, rather than what is likely to appear on the ground. Land Use Element Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The Project was designed to address peak flow rates, emergency vehicle accessibility, and ROW dedication. The Project's FAR, while less than the normal range for BP, is suitable for an industrial use in this area since the project was designed to address the various site constraints.

Zoning/Development Consistency

The site's current zoning classification is Manufacturing-Service Commercial (M-SC). The proposed use of falls under the classification of warehouse and distribution which is permitted in subject to the approval of a plot plan as stated in Section 11.2 of Ordinance No. 348. The project meets the setback requirements of 25 feet from the property line along Patterson and Harvill Avenues. Since the Project site abuts the M-SC and I-P zoning classification to the north and south respectively no setback requirements are required. The building height varies from 23 feet to 39 feet in height and is within the maximum 50' height limit of the M-SC zoning classification. The project will be landscaped, provides adequate parking spaces and trash enclosure will be screened. Further discussion of these development standards will be provided in the Findings Section of this staff report.

Landscaping

The project proposes the installation of approximately 55,609 square feet of landscaping. The submitted conceptual landscape plan meets the standards of Ordinance No. 348 Section 18.12 E, regarding landscaping requirements for off-street vehicle parking and Ordinance No. 859, regarding water efficient landscaping. Landscaping is proposed around the perimeter of the site adjacent to Patterson and Harvill Avenues. Enhanced landscaping and paving will be provided at the entrances. Along Patterson Avenue a concrete screen wall will be provided and painted to match the proposed building. The 10-foot landscaped setback along Patterson Avenue will include a variety of trees, shrubs, and plants. Landscaping will be provided along the northern and southern boundaries of the site. The detention basin will be landscaped and provide increased areas of greenery.

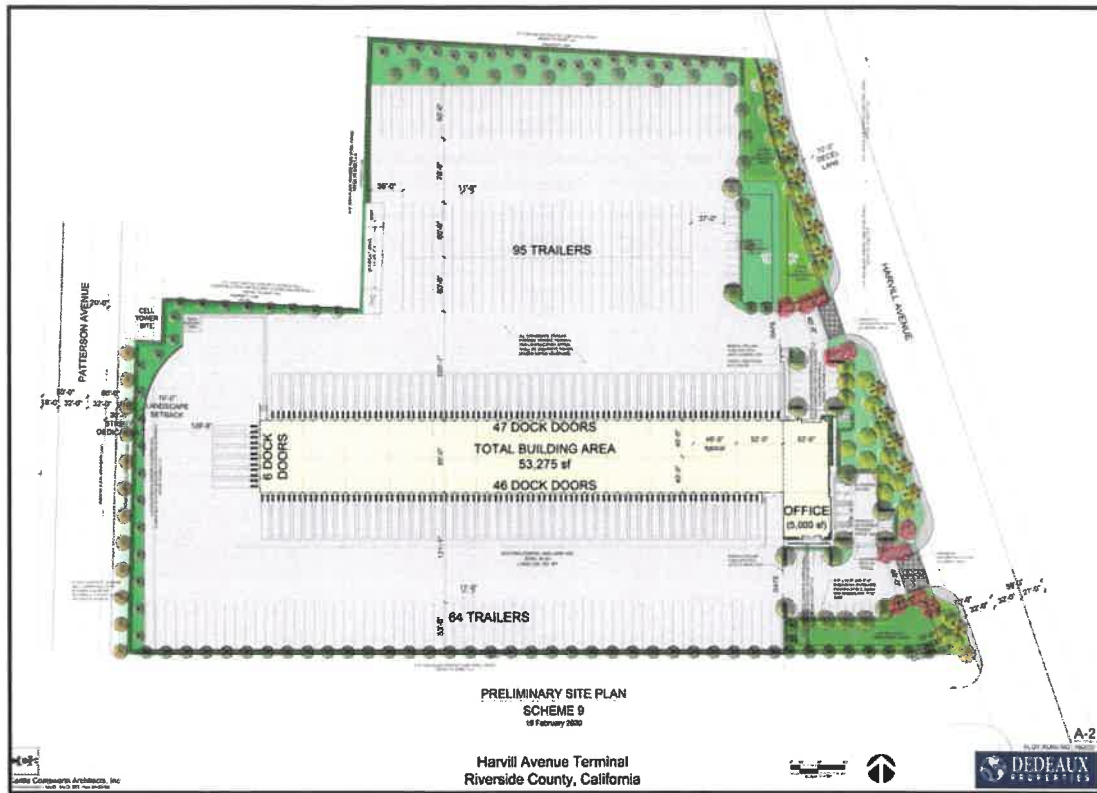


Figure 4— Conceptual Landscape Plan

Off-Site Improvements

The project includes off-site improvements along the frontage of the project site, Harvill Avenue, and along the property line on Patterson Avenue. Off-site improvement work would include widening the existing street, curb, gutter, sidewalks, and landscaping along Patterson Avenue and Harvill Avenue. The project would connect to existing utilities for water, sewer, and electricity.

ENVIRONMENTAL REVIEW / FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ190121. The Initial Study identified potentially significant impacts in regards to the issue areas of Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Paleontological Resources, Transportation, Tribal Resources, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on February 16, 2021 per the California Environmental Quality Act Statue and Guidelines Section 15105. The public review period ended on March 8, 2021.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County General Plan and the Mead Valley Area Plan:

1. Per the General Plan and Mead Valley Area Plan, the Project site has a land use designation of Business Park (BP). The BP land use designation encourages employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The proposed Project will allow for the construction of a 53,275 square foot truck terminal that will be utilized as a warehousing and distribution facility. The proposed facility is an allowable use within the BP land designation and will be located near similar industrial uses. Property, directly south of the Project has obtained entitlements for the construction of a 204,445 square foot warehousing building. To the west entitlements are being processed to allow for the development of a 333,000 square foot warehouse facility. An existing storage facility and vehicle maintenance building is located to the northwest and a storage facility and industrial buildings are located to the northeast. The building intensity for development within the BP designation ranges from 0.25 to 0.60 Floor Area Ratio (FAR). The project's FAR is 0.12. Although the FAR is below the range noted in the General Plan for BP. Land Use Element Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The Project was designed to address peak flow rates, emergency vehicle accessibility, and ROW dedication. The Project's FAR, while less than the normal range for BP, is suitable for an industrial use in this area since the project was designed to address the various site constraints. The Project site is also located within the boundaries of Specific Plan No. 100 "A Street". There are no development standards or policies that are applicable to the Project site in terms of Specific Plan No. 100. The Project is, consistent with the current land use designation as shown in both the General Plan and the Mead Valley Area Plan.
2. The Project site is bordered by properties with similar or compatible land use designations. The land use designations to the north are Public Facilities (PF) and Light Industrial (LI), to the south is Business Park (BP), to the east is Light Industrial and to the west is Public Facilities (PF), Light Industrial (LI) and Rural Community-Very Low Density Residential (RC-VLDR). The existing uses on these parcels include industrial, residential, and several vacant lots. The proposed Project aligns both with the land use designations surrounding it, as well as the industrial uses that currently exist on the surrounding parcels. As such, the Project will be compatible with the surrounding uses.
3. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC). Permitted uses allowed are uses that are consistent with the allowable uses in the BP designation. The proposed use - a warehousing and distribution building - is an allowed use within the M-SC Zoning Classification pursuant to Section 11.2(b) of Ordinance No. 348 (Uses Permitted), subject Plot Plan approval.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed Project is within the

acceptable uses for its existing land use designation and zoning code, and the plans provided to the Department demonstrate compliance to applicable County Ordinances.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration all impacts have been reduced to levels that are less than significant. The Project includes flood-proofing measures including four water quality basins. The Project is designed and conditioned to meet all applicable Building and Fire Code. On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the project site to reduce potential effects on vehicular circulation within the project area. The Project will also comply with noise mitigation measures to reduce construction noise levels to residents that are located within the Project vicinity, the closest being approximately 255 feet from the Project site.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property since the surrounding parcels are similarly designated land uses and zoning codes. The surrounding land use designations included Light Industrial, Public Facilities, Business Park, and Rural Community-Very Low Density Residential. The zoning is similarly aligned, with the surrounding parcels zoned as Manufacturing-Heavy, Manufacturing-Service Commercial, Industrial Park, Residential Agricultural and Rural Residential. A truck terminal utilized for warehousing and distribution based on the Project's proposal will be consistent with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels current designations.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project is conditioned to provide 38-42 foot half width improvements on Harvill Avenue and 40 foot half-width improvements on Patterson Avenue. Curb and gutter and sidewalks will be provided on the project side along Patterson and Harvill Avenues and will be in accordance with the Riverside County Road Improvement Standards. The Project applicant submitted a thorough landscape, drainage, and irrigation plan that establishes measures to handle the site's topographical and drainage conditions. This plan includes four on-site retention basins to allow for the efficient capture, retention, and diversion of storm water, as well as additional vegetation surrounding the development to further support on-site drainage.

Development Standards Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Development Standards):

1. The Project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC). Per Section 11.4 of Ordinance No. 348, the Project meets the applicable development standards in this zoning classification as follows:
 - A. **Lot Size.** The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. *The Project site is 11.15 gross acres. The site is irregularly shaped and at the narrowest portion of the project site the width is approximately 274 feet and the length at the*

shortest portion of the Project site is approximately 360 feet. The Project site is in compliance with this development standard.

B. Setbacks.

- 1) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. *Properties that are located west of the Project site, across Patterson Avenue are zoned R-A-1 and R-R-1, and does not directly adjoin any lots with the zoning classification as listed above. Therefore, the Project is in compliance with this development standard.*
- 2) Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback. *The Project is in conformance with this development standard.*
- 3) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. *The Project site is adjacent to Patterson and Harvill Avenues. The building setback from Patterson Avenue is approximately 128 feet. The building setback from Harvill Avenue is approximately 40 feet. The Project site is in compliance with this development standard.*
- 4) Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. *The loading docks as provided on the site plan are not located within required landscape areas. Therefore, this development standard is not applicable to this Project and is considered compliant.*

C. Height Requirements. The height of structures, including buildings, shall be as follows:

- 1) Structures shall not exceed 40 feet at the yard setback line. *The maximum height of the proposed building is 39 feet. The Project is in compliance with this development standard.*
- 2) Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance. *As stated above the height of the building will not exceed 39 feet. Therefore, the Project is in compliance with this development standard.*
- 3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance. *This development standard is not applicable in that there are no other structures proposed on the Project site.*
- 4) Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance. *This development standard is not applicable in that there are no broadcasting antennas proposed on the Project site.*

D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use,

unless otherwise approved by the hearing officer or body. *The Project site does not directly adjoin any parcels zoned for residential use. However, an eight (8') foot in height concrete screen wall, painted to match the building will be provided on the Project site along Patterson Avenue, extending along a portion of the northern boundary and along portions of the Project site visible from Harvill Avenue. The locations of these walls are provided on the conceptual landscape plan. In addition to the 8' concrete screen wall there will also be an eight (8') foot in height black painted tubular steel fence along portions of the north, south, east, and west boundaries of the Project site. The Project is in compliance with this development standard.*

E. Landscaping.

- 1) A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. *The proposed Project will include the installation of 55,609 square feet of landscaping which equated to 12% of the Project site. Therefore, the Project is in compliance with this development standard.*
- 2) A minimum ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. *The Project proposes this minimum strip, and a condition will be included to ensure that the landscaping is properly maintained. The Project is in compliance with this development standard.*
- 3) A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. *As provided, on the conceptual landscape plan the Project site will be provided with a minimum landscaped strip of 10 feet in width along Patterson Avenue and will include a row of shade trees, groundcover, and shrubs. The landscaped area along Harvill Avenue will include enhanced entry ways which will be constructed with decorative paving and flowering entry way accent trees. The water quality basins located along Harvill Avenue will also be landscaped and screened with trees resulting in a landscaped area that exceeds the minimum standards. The Project is in compliance with this development standard.*

- F. Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance. *The proposed Project is for the construction of a 53,275 square foot warehousing/distribution truck terminal building, which includes 5,000 square feet of office uses. Parking calculations for the proposed Project is based on the square footage of the warehouse/distribution portion of the building, which is 48,275 square feet and 5,000 square feet of office use. Warehouses must provide one parking space per 2,000 square feet of gross floor area and office uses must provide one parking space per 250 square feet of office area. Based on this criterion the warehousing/distribution truck terminal is required to provide 25 parking spaces and the office use is required to provide 20 parking spaces. A total of 45 spaces will be provided which will include 3 accessible parking spaces and 2 electric vehicle parking spaces. The Project is in compliance with this development standard.*

- G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. *The proposed trash collection area is located along the Harvill Avenue frontage and will be enclosed with concrete screening walls and painted to match the proposed building. In addition, the enclosure will also be screened with landscaping. The Project is in compliance with this development standard.*
- H. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping. *As provided in the Advisory Notification Document no outside storage will not be allowed on the Project site. Therefore, the Project is in compliance with this development standard.*
- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. *As a condition of approval, all utilities except electrical lines rated at 33kV or greater will be installed underground. The Project is in compliance with this development standard.*
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. *The Project as conditioned will be required to screen roof mounted equipment from view or within an enclosed building. The Project is in compliance with this development standard.*
- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. *The proposed lighting fixtures for the Project are hooded and directed towards the ground, which will prevent direct illumination on streets and adjoining properties. Lighting shall be in conformance with Ordinance Nos. 655 and 915. The Project is in compliance with this development standard.*

Other Findings:

- 1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
- 2. The project site is located within the Perris Sphere of Influence. This project was provided to the City of Perris for review and comment in the Initial Case Transmittal sent out on October 28, 2019. No comments were received either in favor or opposition of the project since that transmittal.
- 3. The project site is located within the March Air Reserve Base Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. The Project site is located within the Airport Compatibility Zone C2. This project was submitted to ALUC for review, and on March 14, 2020, ALUC found the Project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:
 - a. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - b. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

- i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low ("green") level.
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
 - d. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:
 - e. Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
 - f. A notice titled "Notice of Airport in Vicinity" shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice
 - g. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.
 - h. Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

- i. A notice sign, in a form similar to the notice titled "Notice of Airport in Vicinity" shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.
 - j. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 - k. This project has been evaluated for 48,275 square feet of storage area and 5,000 square feet of office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
 - l. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 24, 2020. Consultations were requested by the Morongo Band of Mission Indians who were provided the Phase I cultural report and had no further comments. The Rincon Band of Luiseno Indians, during a March 17, 2020, consultation meeting, recommended that an archaeologist and a Luiseno monitor be present during ground disturbing activities and that protocols for the discovery of unanticipated resources and/or human remains be put into place. Consultation was concluded on March 17, 2020. The Soboba Band of Luiseno Indians requested to consult in a letter dated February 19, 2020. On February 26, 2020, consultation was initiated and Soboba recommended that the standard County conditions of approval be placed on the project. The cultural report was provided to the tribe on March 4, 2020, and a meeting was held on September 23, 2020. The conditions of approval were provided to the tribe on September 30, 2020, and consultation was concluded the same day.
 5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
 6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area (LRA) for fire protection services. Being in an LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:
 - a. The proposed Plot Plan No. 190032 will ultimately result in the construction of a 53,275 square foot truck terminal which includes 5,000 square feet for office uses on a 11.15 gross acre site. As proposed the Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the applicant is providing adequate circulation throughout the Project site in terms of width of drive aisles, turnarounds, paving materials capable of sustaining an imposed load of 75,000 pounds and signage. In addition, the location of fire hydrants will be provided at the appropriate distancing requirements, and Class A construction materials will be required. Plans for the proposed water system for fire protection shall be reviewed by the Fire Department prior to building permit issuance.
 - b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.

With incorporation of standard conditions of approval, the Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists, and the project site is located adjacent to Harvill Avenue.

CONCLUSION

For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

This project was presented before the Mead Valley MAC on March 4, 2020. The feedback was positive regarding the benefits in job creating and the proximity to the freeway.

The project was presented at the March 8, 2021 Director's Hearing and was continued to March 22, 2021 in order to review and respond to letters received for this project. Staff received five letters of opposition from the Supporters Alliance for Environmental Responsibility (SAFER), the Residents Association of

Greater Lake Mathews (RAGLM), the Rural Association of Mead Valley, and from two individual community members. The opposition letters are attached to this staff report and addressed several concerns, including truck traffic and safety along Harvill Avenue. At the time of staff report submittal, the applicant and Planning Staff are preparing the responses to comments, which will be submitted at the March 22nd , 2021 Director's Hearing.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Director within ten (10) calendar days after the date of the mailing of the decision by the Planning Director. Such appeals shall be submitted in writing on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the plot plan did not require a public hearing. If the plot plan required a public hearing, notice of the appeal shall be given in the same manner that notice was given for the original hearing. Such appeals shall be heard by the Planning Commission, except that any appeal concerning an application of a commercial/industrial nature given fast track status, shall be heard directly by the Board of Supervisors.

March 7, 2021

RAMV
Rural Association of Mead Valley
PO Box 2244
Perris, CA 92572

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Riverside County Planning Director's Hearing

RE: Agenda Item 3.1 PLOT PLAN NO. 190032 – Intent to Adopt a Negative Declaration – CEQ190121

Attn: Project Planner Deborah Bradford

Dear Mr. Hildebrand:

The Rural Association of Mead Valley is adamantly opposed to PP190032 a Truck Terminal Project located within the Community of Mead Valley for the following reasons:

Ingress and egress to the site is inadequate. The Project would provide two 40-foot driveways along southbound Harvill. (CEQ/ EA 190121, Page1).

The average logistics truck and trailer is over 70 feet in length. The de-escalation lane (southbound Harvill) shows room for possibly two trucks. The entrance to the receiving gate shows rooms for one truck. Certainly not adequate for this type of high truck intensive facility. The de-escalation lane cannot be extended due to the location of the railroad tracks and railroad crossing. In addition, trucks will be going northbound from the Mid-County Parkway using Placentia to Harvill Ave. There is no left turn lane to que 5 or 6 trucks northbound along Harvill. Trucks will be stuck in the middle of the road similar to the Living Spaces warehouse on Harvill. The Truck Terminal Project includes a combination of inadequate left and right turn lanes into the facility that are extremely close to the Railroad crossing. The railroad spur is used by EMWD to transport highly toxic chemicals to the water treatment facility next to this project.

“The Perris Water Filtration Plant (PWFP) treats both Colorado River and SWP waters. This plant uses the latest ultrafiltration technology to remove particulate contaminants to produce quality, potable water. The PWFP serves Lakeview, Nuevo, Romoland, Homeland, and Juniper Flats. This plant uses **chloramine** for final disinfection” (Your 2019 Water Quality CONSUMER CONFIDENCE REPORT) (https://www.emwd.org/sites/main/files/file-attachments/emwd_2019_ccr_final.pdf?1592249189).

“Toxic inhalation hazard (TIH) chemicals such as chlorine gas and anhydrous ammonia are among the most dangerous of hazardous materials” (Harvard Kennedy School of Government Report 2010, page 2).

“TIH chemicals are among the most dangerous hazardous materials because they are very toxic and they

can spread easily in the air if released" (Harvard Kennedy School of Government Report 2010, page 4).

Thus, it is critical that the Project have no vehicle access off Harvill Ave. All access to the Project site must be on Patterson Avenue.

California State law limits truck idling to 5 minutes.

EA states Idle time 15 minutes (EA Environmental Assessment (CEQ/EA) Number: CEQ190121, Pg 43). Truck idling time should be limited to 5 minutes.

Significant impact:

Level of Service Analysis Findings (EA Environmental Assessment (CEQ/EA) Number: CEQ190121, Pg 109).

d) Less than significant impact. The project consists of the construction of a truck terminal facility. The project would utilize existing roads within the project area, such as Harvill Avenue, Rider Street, Cajalco Road, and Placentia Avenue. The project includes widening of the street along Patterson Avenue and Harvill Avenue. Therefore, the project would not result in a substantial effect upon or result in the need for new or altered maintenance of roads. Impacts would be less than significant.

f) Less than significant impact. The project consists of the construction of a truck terminal. Access to the project would be provided via two driveways along Harvill Avenue.

The project provides a short southbound right turn lane on Harvill to enter the Project. Trucks exiting the project are shown on the Plot Plan turning left onto Harvill northbound. Traffic on Harvill is posted at 50 mph. The distance from Rider Street to the exit is 525 feet. A vehicle traveling 50 MPH would have just over 6 seconds to stop when trucks exit the facility. Northbound truck traffic would also need to have a left turn lane that allows up to 6 trucks to queue at one time. Harvill is lacking a four way stop sign at Rider Street. Numerous serious and fatal accidents have already occurred at that intersection.

1. Trucks from this project must be required to enter and exit off Patterson. Harvill with its high speed traffic, close vicinity to a railroad crossing and lack of left turn lane median is far too dangerous to allow truck traffic from this project to enter and exit directly onto Harvill. In January, there was a deadly accident at Rider and Harvill. A County vehicle was involved in that accident. Numerous other accidents have occurred with trucks pulling out of the truck stop onto Harvill. One of those accidents resulted in a fatality in January.

These are very long trucks over 70 feet in length that move very slowly, while cars are moving at near freeway speeds down Harvill.

2. The Railroad crossing is a very short distance from the truck entrance of the proposed truck terminal project. Trucks will be backed up queuing near the RR crossing on Harvill.

3. The Project must be conditioned for a signal light at Rider Street. Even a four way stop would help prevent accidents.

4. The entrance for the Project includes cars and trucks. The facility needs a separate entrance/exit for cars.

5. Trucks from this facility will be using Cajalco Road to get to the 91 Freeway. When the Central Freight facility was proposed promises were made that no Central Freight trucks would use Cajalco to El Sobrante to the 91 Freeway, because the facility is right next to the I-215 Freeway and Placentia. These were false promises as residents see Central Freight trucks using Cajalco all the time to bypass the congested I-215 Freeway. This same scenario will take place if this large scale trucking facility is approved and built.

6. Public safety for the community at large must be the highest priority. This facility fails to meet those measures in a number of ways.

7. A recent example of a massive warehouse project built without an adequate entrance is the Living Spaces warehouse on Harvill Ave. There is no right turn lane or left turn lane into the facility. Not even one truck can enter behind the gate. The southbound trucks must use the left turn lane for northbound traffic. Trucks back up directly in the middle of the road.

PPT190032 is a major truck intensive project and must go before the Planning Commission and complete an EIR before approval. This massive project is far too dangerous to be approved as is.

Please send this project back to the drawing board and set a hearing before the Planning Commission. The risk to our community is too large.

Sincerely,

Debbie Walsh

President, RAMV

March 7, 2021

Director's Hearing March 8, 2021
John Hildebrand, Interim Planning Director
Planning Department
Attention: Project Planner Deborah Bradford, dbradfor@rivco.org
COUNTY OF RIVERSIDE
County Administrative Center
4080 Lemon Street
Riverside, California 92501

**RE: Agenda Item 3.1 PLOT PLAN NO. 190032
Intent to Adopt a Mitigated Negative Declaration – CEQ190121**

Dear Mr. Hildebrand:

The Residents Association of Greater Lake Mathews, Inc. (RAGLM) is adamantly opposed to March 8, 2021 Agenda Item 3.1, referenced above, a Truck Terminal Project located within the Mead Valley area of Greater Lake Mathews.

Ingress and egress to the site is inadequate and dangerous. The Project would provide two 40-foot driveways along southbound Harvill. (CEQ/ EA 190121, Page1).

The average logistics truck and trailer is over 70 feet in length. The de-escalation lane (southbound Harvill) shows room for possibly two trucks. The entrance to the receiving gate shows rooms for one truck. This is certainly not adequate for this type of a high truck-intensive facility. The de-escalation lane cannot be extended due to the location of the railroad tracks and crossing. Additionally, trucks will be going northbound from the Mid-County Parkway using Placentia to Harvill. There is no left turn lane to queue 5 or 6 trucks northbound along Harvill. Trucks will be stuck in the middle of the road similar to the situation at the Living Spaces warehouse on Harvill.

The Truck Terminal Project includes a combination of inadequate left and right turn lanes into the facility that are extremely close to the Railroad crossing. The railroad spur is used by EMWD to transport highly toxic chemicals to the water treatment facility next to this project.

“The Perris Water Filtration Plant (PWFP) treats both Colorado River and SWP waters. This plant uses the latest ultrafiltration technology to remove particulate contaminants to produce quality, potable water. The PWFP serves Lakeview, Nuevo, Romoland, Homeland, and Juniper Flats. This plant uses **chloramine** for final disinfection.” (Your 2019 Water Quality CONSUMER CONFIDENCE REPORT) (https://www.emwd.org/sites/main/files/file-attachments/emwd_2019_ccr_final.pdf?1592249189).

“Toxic inhalation hazard (TIH) chemicals such as chlorine gas and anhydrous ammonia are among the most dangerous of hazardous materials” (Harvard Kennedy School of Government Report 2010, page 2).

“TIH chemicals are among the most dangerous hazardous materials because they are very toxic and they can spread easily in the air if released” (Harvard Kennedy School of Government Report 2010, page 4).

It is critical that the Project have no vehicle access off of Harvill. All access to the Project site must be from Patterson Avenue.

California State law limits truck idling to 5 minutes.

Page 43 idle time 15 minutes. Truck idling time should be limited to 5 minutes.

Significant impact:

Level of Service Analysis Findings (EA Environmental Assessment (CEQ/EA) Number: CEQ190121, Pg 109).

d) Less than significant impact. The project consists of the construction of a truck terminal facility. The project would utilize existing roads within the project area, such as Harvill Avenue, Rider Street, Cajalco Road, and Placentia Avenue. The project includes widening of the street along Patterson Avenue and Harvill Avenue. Therefore, the project would not result in a substantial effect upon or result in the need for new or altered maintenance of roads. Impacts would be less than significant.

f) Less than significant impact. The project consists of the construction of a truck terminal. Access to the project would be provided via two driveways along Harvill Avenue.

The project provides a short southbound right turn lane on Harvill to enter the Project. Trucks exiting the project are shown on the Plot Plan turning left onto Harvill northbound. Traffic on Harvill is posted at 50 mph. The distance from Rider Street to the exit is 525 feet. A vehicle traveling 50 MPH would have just over 6 seconds to stop when trucks exit the facility. Northbound truck traffic would also need to have a left turn lane that allows up to 6 trucks to queue at one time. Harvill is lacking a four way stop sign at Rider Street. Numerous serious and fatal accidents have already occurred at that intersection.

1. Trucks from this project must be required to enter and exit off Patterson. Harvill with its high speed traffic, close vicinity to a railroad crossing and lack of left turn lane median is far too dangerous to allow truck traffic from this project to enter and exit directly onto Harvill. In January 2021, there was a deadly accident at Rider and Harvill. A County vehicle was involved in that accident. Numerous other accidents have occurred with trucks pulling out of the truck stop onto Harvill. One of those accidents resulted in a fatality in January.

These are very long trucks over 70 feet in length that move very slowly, while cars are moving at near freeway speeds down Harvill.

2. The Railroad crossing is very a short distance from the truck entrance of the proposed truck terminal project. Trucks will be backed up queuing near the RR crossing on Harvill.

3. The Project must be conditioned for a signal light at Rider Street. Even a four way stop would help prevent accidents.

4. The entrance for the Project includes cars and trucks. The facility needs a separate entrance/exit for cars.

5. Trucks from this facility will be using Cajalco Road to get to the 91 Freeway. The Central Freight facility proponent promised that no Central Freight trucks would use Cajalco to El Sobrante to the 91 Freeway, as the facility is right next to the I-215 Freeway and Placentia. That is not the case as residents see Central Freight trucks using Cajalco all the time to bypass the congested I-215 and (through Riverside city) 91 Freeways. This same scenario will not only take place but in fact increase exponentially if this large scale trucking facility is approved and built.

6. Public safety for the community at large must be the highest priority. This facility fails to meet those measures in a number of ways.

7. A recent example of a massive warehouse project built without an adequate entrance is the Living Spaces warehouse on Harvill. There is no right turn lane or left turn lane. Not even one truck can enter behind the gate. The southbound trucks must use the left turn lane for northbound traffic.

In conclusion, PPT190032 is a major truck intensive project and must go before the Planning Commission and complete an EIR. This massive project is far too dangerous to be approved as is.

We urge you in the strong way to send this project back to the drawing board. The risk to our community is too large.

Sincerely,

**FOR THE BOARD OF DIRECTORS OF
THE RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS, INC.**

[signed]
John L. Minnella
President

Bradford, Deborah

From: Ketcham, Thomas
Sent: Sunday, March 7, 2021 11:01 PM
To: Bradford, Deborah
Cc: Nanthavongdouangsy, Phayvanh
Subject: FW:

Second email....

Thomas C. Ketcham

Legislative Analyst
1st District Supervisor Kevin Jeffries
Riverside County Board of Supervisors

Riverside Office

County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92502
Office | 951.955.1010
Fax | 951.955.1019

District Office

Lakeland Village Community Center
16275 Grand Ave, Lake Elsinore, CA 92530
Office | 951.471.4500
Fax | 951.471.4510

www.supervisorjeffries.org

www.countyofriverside.us



From: Astrid Arredondo <arredondastrid@yahoo.com>
Date: March 7, 2021 at 6:00:23 PM PST
To: "Jeffries, Kevin" <KJeffries@rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello can you please give me the details for tomorrow's hearing in regards to the Harvill truck stop. That was my cousin that was killed in that accident

Bradford, Deborah

From: Ketcham, Thomas
Sent: Sunday, March 7, 2021 1:35 PM
To: Bradford, Deborah
Cc: Nanthavongdouangsy, Phayvanh
Subject: FW: I'm opposed to the project PPT190032

Deborah,
Our office received this email today....Can we talk about this one on Monday?

Thank you.

From: Catherine Blake <catblake@icloud.com>
Date: March 7, 2021 at 12:09:30 PM PST
To: dbradfor@rivco.gov
Subject: I'm opposed to the project PPT190032

I would like my correspondence be entered into the public record. I Request a signal light at Rider X Harvill and that all entrances be placed on Patterson and not Harvill. We are already getting big rig trucks in our neighborhood off vista del lago and sunny canyon st.. there is not a reason they should be going that way .. yet here they are going fast our children aren't safe..

I'm opposed to the project PPT190032. Catherine Blake

Thomas C. Ketcham

Legislative Analyst
1st District Supervisor Kevin Jeffries
Riverside County Board of Supervisors

Riverside Office

County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92502
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Fax | 951.471.4510

www.supervisorjeffries.org





T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

March 8, 2021

Deborah Bradford, Project Planner
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92502
dbradfor@rivco.org

Charissa Leach, Assistant TLMA Director
Planning Department
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, CA 92502
cleach@rivco.org

Kecia Harper, Clerk of the Board
Clerk of the Board of Supervisors
Riverside County
4080 Lemon Street, Suite 127
Riverside, California 92501
KHarper@rivco.org

Re: Comment on Initial Study/Mitigated Negative Declaration and CEQA and Land Use Notice Request for Plot Plan 190032/CEQ190121

Dear Ms. Bradford, Ms. Leach, and Ms. Harper,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the project known as Plot Plan 190032/CEQ190121, including all actions related or referring to the proposed construction of a 53,275 square foot warehousing and distribution truck terminal located on 11.15 gross acres northerly of Rider Street, southerly of Cajaleo Road, easterly of Patterson Avenue, and westerly of Harvill Avenue on APN 317-170-043 in Riverside County ("Project").

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the City of Fontana ("City") prepare an environmental impact report ("EIR") for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, et seq.

We reserve the right to supplement these comments during public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

We hereby request that Riverside County ("County") send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.

March 8, 2021

Comment on Mitigated Negative Declaration and CEQA and Land Use Notice Request for Plot Plan 190032/CEQ190121

Page 2 of 2

- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report (“EIR”) is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of any addenda prepared to a previously certified or approved EIR.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.
 - Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Komalpreet Toor
Stacey Osborne
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
richard@lozeaudrury.com
komal@lozeaudrury.com
stacey@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Stacey Osborne
Lozeau Drury LLP



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Director's Hearing: March 22, 2021

PROPOSED PROJECT

Case Number(s): TPM37666
CEQA Exempt Section 15315
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Rob Gonzalez
Project APN(s): 476-010-042

Applicant(s):
Saba Family Trust
Representative(s):
Kevin Fortuna



 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37666 (TPM37666) is a proposal for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots.

The above shall herein after be referred to "the Project," or "Project."

The project is located northerly of Shephard Court and Southeast of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37666, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

	Specific Plan: Specific Plan 286 - Winchester 1800
Specific Plan Land Use:	Planning Area 12A Medium Density Residential (MDR)

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space - Conservation (OS:C) Medium High Density Residential (MHDR)
East:	Open Space - Conservation (OS:C) Medium High Density Residential (MHDR)
South:	Medium Density Residential (MDR) Low Density Residential (LDR)
West:	Medium Density Residential (MDR) Low Density Residential (LDR)
Existing Zoning Classification:	Specific Plan (SP)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1) Specific Plan (SP)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	Specific Plan (SP)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	1.15 Gross Acres	N/A
Proposed Minimum Lot Size:	8276 SF	PA 12A: 7,200 SF
Total Proposed Number of Lots:	4	N/A
Map Schedule:	F	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 103 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Number 5279
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In the SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed subdivision is located within the Southwest Area Plan with the land use designation of Community Development: Medium Density Residential, which allows for lot sizes at a minimum of 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed at a density of 2 - 5 dwelling units per acres. This

Schedule "F" subdivision proposes four (4) residential lots with a minimum lot size of 8,276.40 net square feet, which is consistent with the General Plan land use designation as shown in the Southwest Area Plan. The project site is surrounded by properties that are designated Open Space Conservation (OS-C) and Community Development Medium Density Residential (CD-MDR) to the North and East, and Community Development Medium Density Residential (CD-MDR) and Community Development Low Density Residential (CD-LDR) to the South and West, which suggests neighborhood compatibility.

The project is located within the Winchester 1800 Specific Plan No. 286. The project site is within Planning Area 12A which establishes zoning requirements and standards for Specific Plan No. 286. The development standards for Planning Area 12A are the same as those standards identified in Article VI (R-1 Zone – One Family Dwelling), Section 6.2 of Ordinance No. 348, except as modified by Specific Plan No. 286. An analysis on compliance with development standards are included later in the report.

Tentative Parcel Map No. 37666 was submitted to the County of Riverside on December 4, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have a slope greater than 20 percent.

The proposed subdivision is a lot split on a parcel that is zoned residentially as Specific Plan and is currently vacant. The subdivision will create four legal parcels which will meet the development standards that shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except as modified by the Specific Plan, and allowable land uses as noted in the Community Development: Medium Density Residential (MDR) Land Use Designation in the Southwest Area Plan. The proposed project is consistent with the General Plan and Zoning Ordinance. The project site has not been involved in a land division within the previous two (2) years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is flat as it has an average slope less than 20%. In regard to be located within an "urbanized area." Section 15387 further provides that urbanized areas include areas having a population density of at least 1000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The project site is located in Census Tract 432.40 which exceeds the minimum density of 1,000 persons per square mile, the Census Tract has 4,148 persons per square mile (US Census 2018 American Survey). The site is 2 miles from the City of Menifee and is within an area recognized by the U.S. Bureau of the Census as the Riverside-San Bernardino MSA. Therefore, the Project meets this criterion. Staff has determined that the proposed subdivision meets the requirements of Section 15315 as well as the definition of urbanized area.

Additionally, none of the environmental conditions noted under Section 15300.2 occur on the site, therefore the project is exempt from CEQA and no further environmental review is required. Per section 15300.2, categorical exemptions are qualified by consideration of where the project is to be located. The exemptions are considered to apply in all instances, except where the project impacts an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted

pursuant to law by federal, state, or local agencies. Staff has analyzed adjacent projects and determined that there are no successive projects of the same type are located within the same place over time. Although the site is located in a low liquefaction area and is susceptible to subsidence, the site does not qualify as a unusual circumstance since no structures are proposed at this time, and since future proposed residences will need to comply with grading, site drainage, and geotechnical requirements set forth in the California Building Code. (CBC). The proposed project does not result in damage to scenic resources, including but not limited to tree, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The proposed project is not located within a scenic highway. The project is not located within a hazardous waste site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. And, the project does not cause substantial adverse changes of a historical resource.

Therefore, based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map would have a significant effect on the environment.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). The Medium Density Residential land use designation of the General Plan states, "Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet." The proposed Tentative Parcel Map is for the subdivision of the 1.15 acres site into 4 residential parcels. The proposed subdivision would allow for potential residential development consistent with the Medium Density Residential land use designation.
2. The existing zoning is Specific Plan (SP Zone). The project site is within the Winchester 1800 Specific Plan No. 286S3. The development standards in Planning Area 3 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.2 of Ordinance No. 348, except as modified by the Specific Plan. The Proposed Tentative Parcel Map is a Schedule F map that will allow the potential for future development will be required to comply with the permitted uses and development standards of the SP zone and all other provisions of Ordinance No. 348.

Entitlement Findings:

Tentative Parcel Map

Tentative Parcel Map No. 37666 is a Schedule "F" map that proposes a subdivision of 1.15 gross acres into 4 lots. The findings required to approve the Map, pursuant to the provisions of Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design are consistent with the goals of the General Plan, specifically General Plan Principal IV.A.1 which states that the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in

various style, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings. The proposed development is located along Washington Street which services the traffic for the site. The proposed subdivision to foster potential future residential development is also located adjacent to current and planned residential uses that are similar. The Tentative Parcel Map site is designated Medium Density Residential by the General Plan and is consistent with this land use designation by fostering future residential development on the site and is consistent with all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and is located adjacent to Washington Street and Shephard Court. The subdivision is adjacent to another residential development with similar types of density and design. The proposed right of way improvements of the site would connect Shephard Court with Washington Street, thereby improving street connectivity. Infrastructure to serve the residential development including water and sewer are readily available. This subdivision is consistent with the General Plan land use designation of Medium Density Residential as noted in previous findings.
3. The design of the proposed map or the type of improvements are not likely to cause serious public health problems since the proposed subdivision does not directly propose any development or improvements and any potential impacts from development. The current subdivision itself does not propose any further impacts as is detailed in the Environmental Findings.
4. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule "F" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and the requirements of Ordinance No. 460. The project specifically complies with the Schedule "F" improvement requirements of Ordinance No. 460 Section 10.11 as listed below:
 - a. *Streets.* An internal private street is shown on the Tentative Map, which consists of a 24' wide street with material and base as dictated by the project WQMP with 4" AC dike on both sides of the street. The 30' wide easement covering the internal private street granting access to all parcels of the subdivision shall be the primary means of access. This paved easement will connect to subdivision to Shephard Court and shall be required to meet County Standard requirements. Additionally, the proposed traffic circle is required to be designed per Transportation Department and County Fire Department requirements. The 24-foot-wide driveway on Washington Street is designed to be an emergency access only and is always required to be closed, a Knox box access devise is provided for emergency personnel.
 - b. *Domestic Water.* Water shall be provided to meet the requirements as set forth in California Administrative Code, Title 22, Chapter 16, and piped water systems. The proposed project has been conditioned to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, the applicant is required to submit a copy of water and sewer "will-serve" letters to the Department of Environmental Health. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor, as well as all other applicable agencies.

- c. *Fire Protection.* The project has been conditioned to meet Fire Department requirements. The development has been conditioned to ensure that the Fire Department emergency vehicle apparatus access road be designed per County Fire Department standards. Additionally, Fire Department water systems(s) for fire protection is required to be in accordance with the California Fire Code, and plans are required to be submitted to the Fire Department for review and approval prior to building permit issuance. Since the project is in a High Fire Hazard, State Responsibility Area, the applicant will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.
 - d. *Sewage Disposal.* The project has been conditioned to meet the sewage disposal requirements. As noted earlier in the staff report, the proposed project has been conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) and is to provide this prior to building permit issuance.
 - e. *Fences.* The project complies with fencing provisions which require six-foot high chain link galvanized wire fence along any canal, drain, expressway or other feature deemed hazardous. Perimeter wall is installed along Washington Street. Retaining walls are also installed along the paved private easement.
 - f. *Electrical and Communication Facilities.* The project complies with electrical and communication facility requirements. The project has been conditioned, and all electrical power, telephone, communication, and cable television lines are required to be placed underground. These improvements are required to be shown on improvement plans, according to Ordinance No. 460 for subdivisions, and/or Ordinance 461 for road improvements. The project is required to coordinate with the serving utility companies to complete the final installations.
5. The design of the proposed land division proposed will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the project site. No such dedications exist on the property that would need to be removed.
 6. Tentative Parcel Map No. 37666 is consistent with the minimum lot size allowed by the project site's Zoning Classification of Specific Plan (SP). The project site is within the Winchester 1800 Specific Plan No. 286S3. As noted later in this report, the proposed subdivision meets the required zoning development standards.
 7. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements. Impacts to fish, wildlife, or their habitat will be evaluated when the lots are being development.

Development Standards Findings:

The proposed use is consistent with Ordinance No. 348, with the permitted uses and development standards of the Specific Plan. The project site is within the Winchester 1800 Specific Plan No. 286S3.

The development standards are the same as those uses permitted in Article VI, Section 6.2 of Ordinance No. 348, except as modified by the Specific Plan. Additional information regarding zoning requirements are listed below:

1. *Lot area shall be not less than 7,200 square feet.* The project is compliant with this provision since the project proposes lots that range in size from 10,018 SF to 16,988 SF.
2. *The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one-hundred feet (100').* The proposed project is compliant with this provision since the proposed subdivision includes lots with average widths that range from 60 feet to 91 feet, and a minimum average depth that ranges from 75 feet to 159 feet.
3. *The minimum frontage of a lot shall be sixty feet (60'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').* The project is compliant with this provision as the lots have frontages that range from 56 feet to 85 feet.
4. *Minimum yard requirements are as follows:*
 - a. *The front yard shall be not less than twenty feet (20'), measured from the public street.* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
 - b. *Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the public street.* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
 - c. *The rear yard shall not be less than twenty feet (20').* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
 - d. *Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided from in Section 18.19 of Ordinance No. 348.* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
5. *The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.* The project demonstrates possible PADs to show approximate locations and square-footage of future residences and architectural features. Final pads will be approved once development is reviewed for the project. With the information currently available, the lot coverage of the site is under 60 percent. The lot coverage ranges from 44 percent to 59 percent.

Other Findings:

1. The project site is located within Criteria Cell 5279 of the Western Riverside County Multi-Species Habitat Conservation Plan. The parcel was included as part of HANS00017 and went through the Joint Project Review (JPR 05-03-01) in 2005. No conservation was noted during the review. The project fulfills the plan requirements within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project is not located within a City Sphere of Influence and therefore the project was not provided for review and comment.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Although the project is exempt from CEQA and not subject to Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 19, 2019. No response was received from the Agua Caliente Band of Cahuilla Indians, the Cahuilla band of Indians, Colorado River Indian Tribes (CRIT), Morongo Cultural Heritage Program, Pala Band of Mission Indians, Ramona Band of Cahuilla Indians, or the Rincon Band of Luiseño Indians. Consultations were requested by Pechanga Cultural Resources Department and Soboba Band of Luiseño Indians. Soboba did not identify any Tribal Cultural Resources but did concur with the conditions of approval which include Native American Monitoring. Consultation was concluded with Soboba on March 12, 2019. Consultation with Pechanga was initiated on March 21, 2019. At this time the cultural report and the conditions of approval were provided to the tribe. A follow-up email was sent to Pechanga on April 22, 2019 inquiring whether they had received the report and conditions. No response was ever received from the tribe. Another follow-up communication was sent to the tribe on September 08, 2020. No response was received from this email. No tribal cultural resources were identified by the tribes. Native American Monitoring will be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they will be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative

tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc., minimum private water supply reserves for emergency fire use – state the size and number of tanks, fuel brakes and green belts – state the size in square feet, number of breaks, and general location, and other.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls who indicated opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37666
VICINITY/POLICY AREAS

Date Drawn: 01/21/2021
 Vicinity Map

Supervisor: Washington
 District 3



Author: Vinnie Nguyen

Zoning Area: Rancho California

NOTES: On October 7, 2020, the County of Riverside adopted a new General Plan (replacing the last use designations for unincorporated Riverside County parcels). The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)883-4277 (Ext:300) or Website: <http://www.riverside.ca.gov>

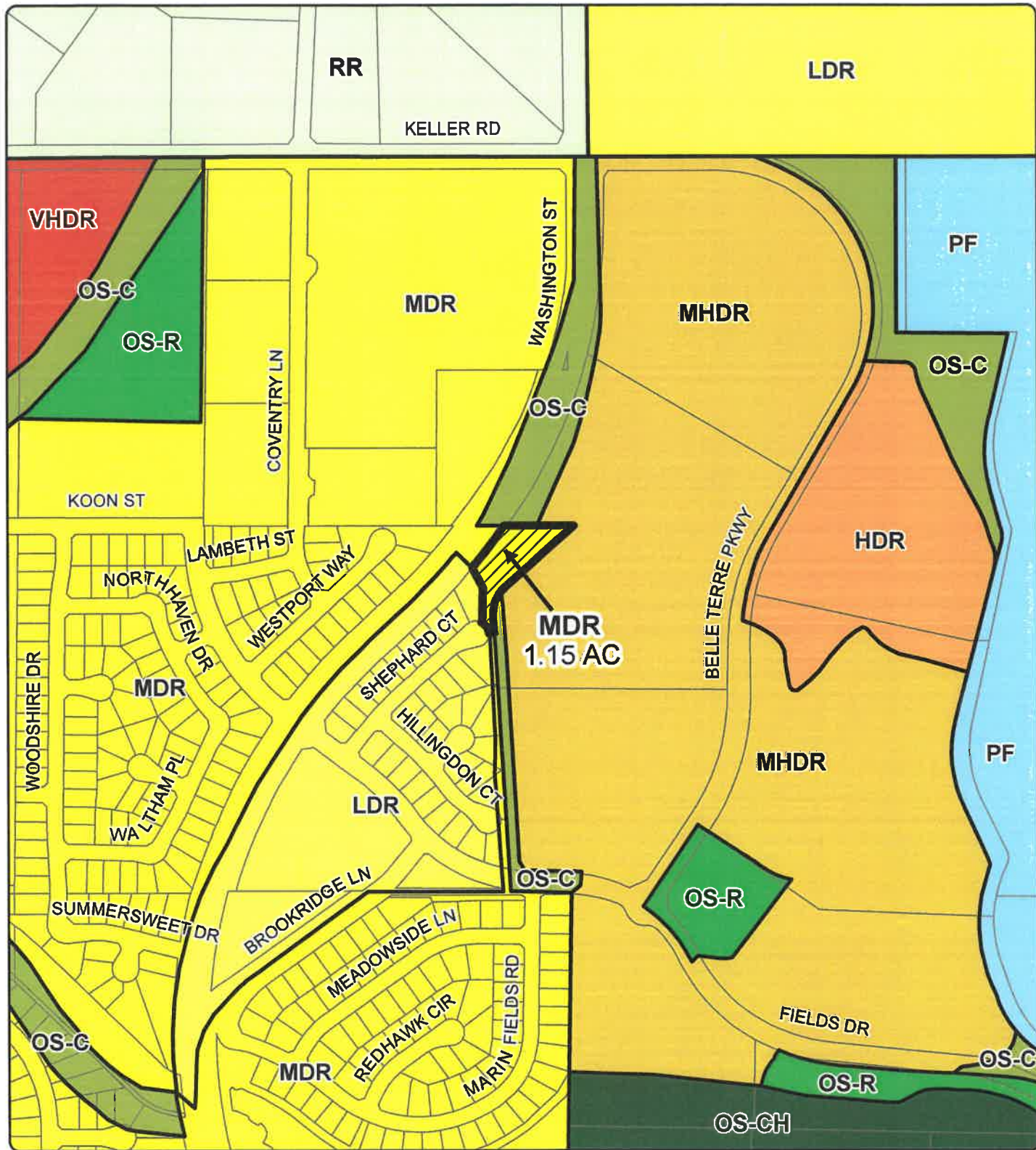
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37666

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 01/21/2021
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdms.org>

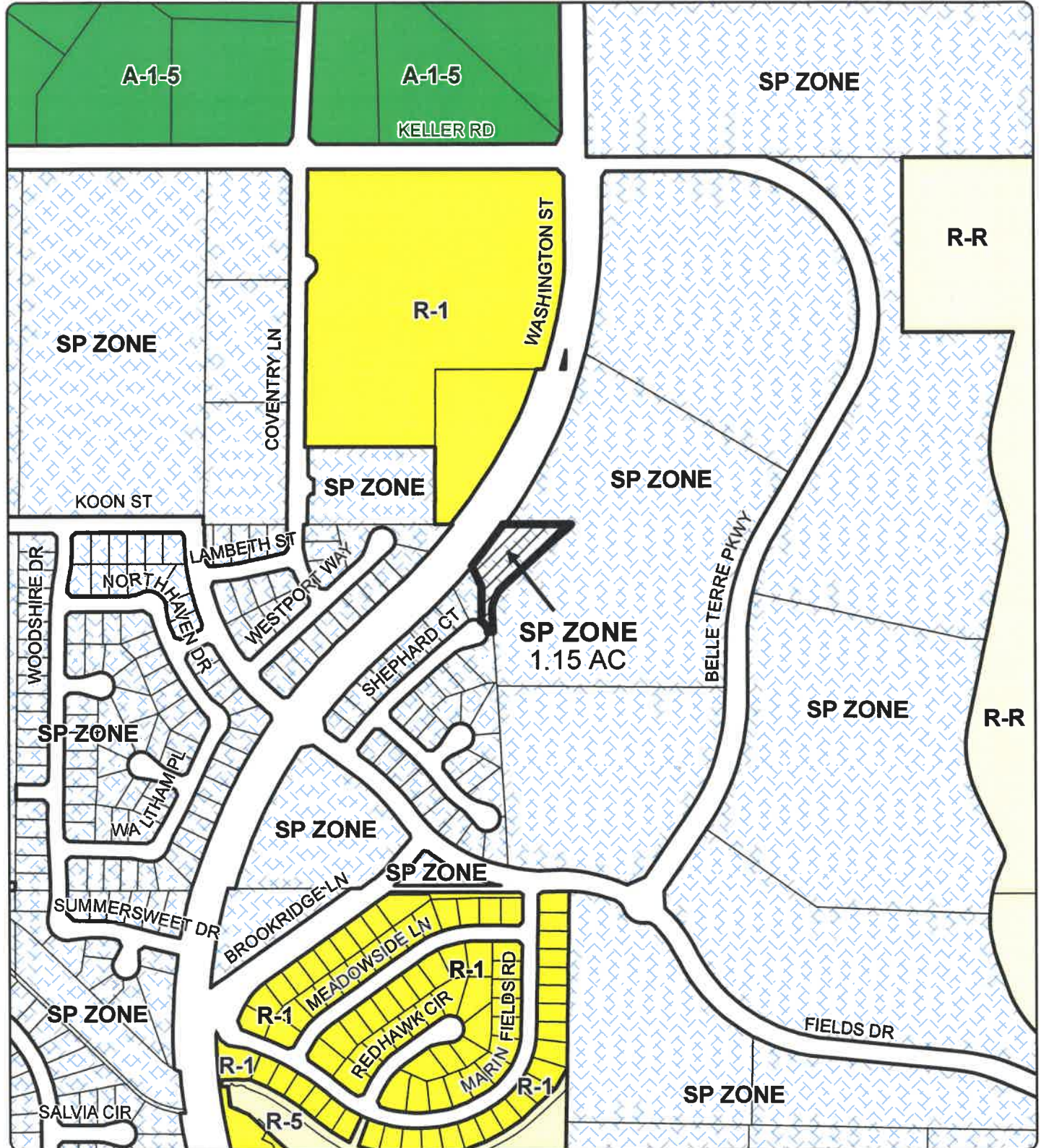
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37666

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 01/21/2021
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37666

LAND USE

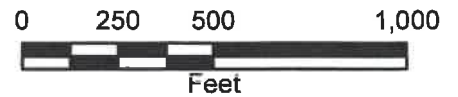
Supervisor: Washington
District 3

Date Drawn: 01/21/2021
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdmsa.org>

TENTATIVE PARCEL MAP 37666 COUNTY OF RIVERSIDE

APN: 476-010-042
LOT 4 PM 093/080

- GRADING NOTE:**
1. ALL CUT AND FILL SLOPES ARE 2:1
 2. PAD SURFACE TO BE MIN 2% SLOPE AWAY FROM CURB AND GUTTER FIRST 10 FT AND 2% AFTERWARDS
- ADDITIONAL NOTES:**
1. THERE IS NO ADJACENT OR CONTIGUOUS PROPERTY OWNED BY THE APPLICANT (S) AND/OR THE APPLICANT OF THE PROPERTY TO BE DIVIDED.
 2. THE LAND DIVISION IS NOT WITHIN A COUNTY SERVICE AREA, COMMUNITY FACILITIES DISTRICT, OR AREA DRAINAGE PLAN.
 3. THE LAND IS NOT IN A SPECIAL STUDY ZONE OR SUBJECT TO DUE DILIGENCE OR OTHER GEOLOGICAL INVESTIGATION.



OWNERS:
SABA A SABA
4150 AVENIDA ROMA
WICKSTEAD, CA 92595

APPLICANT:
MICHELE ALLEN
4150 AVENIDA ROMA
WICKSTEAD, CA 92595
EMAIL: VALLEYTERRAZAS@aol.com

UTILITY PURVEYORS:
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRICITY: SOUTHWEST CALIFORNIA Edison
TELEPHONE: SOUTHWEST CALIFORNIA Edison
SCHOOL DISTRICT: TONICOLA UNITED

PROJECT ADDRESS:
SHEPARD CT
WICKSTEAD, CA 92595

ASSESSORS PARCEL NUMBER:
476-010-042



NOTES:

1. GROSS AREA = 115 AC
2. NET AREA = 6.68 AC
3. NUMBER OF LOTS = 4

LOT 1 = 0.39 AC GROSS
LOT 2 = 0.39 AC GROSS
LOT 3 = 0.33 AC GROSS
LOT 4 = 0.19 AC NETS
LOT 4 = 0.21 AC NET

PROPOSED LAND USE:
NR

EXISTING LAND USE:
LUR

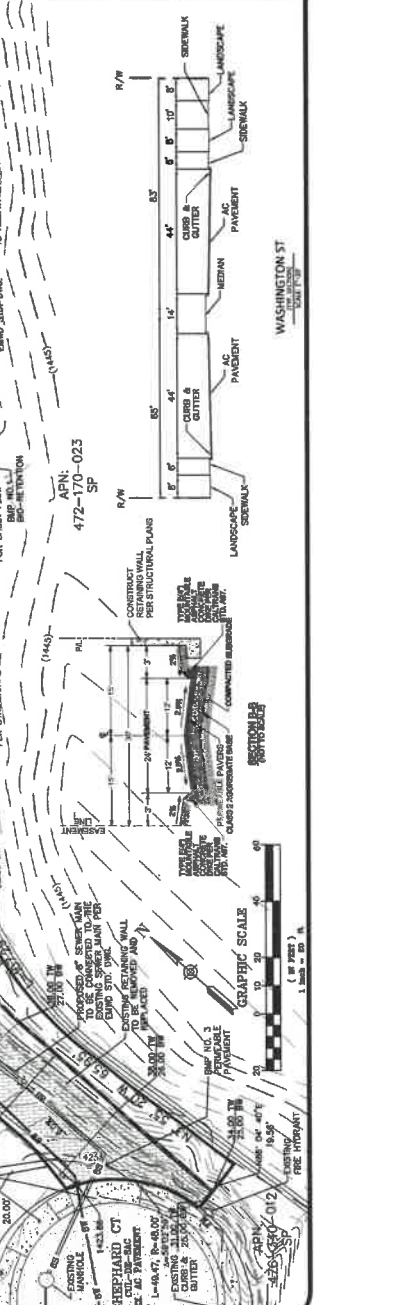
ZONING CLASSIFICATION:
SP ZONE
SP ZONE C2 NUMBER: 9932

GENERAL PLAN POLICY AREAS:
NOT IN A GENERAL PLAN POLICY AREA

SPECIFIC PLAN:
WICKSTEAD 1000 620A, AREA 12
WICKSTEAD 1000 620A, AREA 5

FEMA MAP:
FEMA MAP
15048627400
ZONE D

PLANS PREPARED BY:
MICHELE ALLEN
P.O. BOX 2333
TERRILLIA, CA 92593
TELEPHONE: 951-255-1120
EMAIL: MAJESTICDESIGN@aol.com



Majestic Design 3D
P.O. Box 223
Temecula, CA 92593
Tel. (951) 440-8281
Majesticdesign3D@gmail.com

TENTATIVE PARCEL MAP

PLANS FOR:

DATE:	1/13
DRAWN BY:	MAJESTIC
CHECKED BY:	MAJESTIC
DATE:	FEB 25, 2020
PROJECT:	AS NOTED
SCALE:	AS NOTED
DATE:	1/13



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



03/01/21, 12:54 pm

TPM37666

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37666. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM37666 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TPM37666, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Preamble (cont.)

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37666 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 37666 (TPM37666) approved for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT

Exhibit A: Tentative Map No. 37666 (TPM37666), dated February 25, 2020

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 Water & Sewer

The proposed project shall obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and recordkeeping. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
 3. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.
- In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Flood

Flood. 1 Flood Haz Report

Tentative Parcel Map 37666 is a proposal for a subdivision of 1.2 acres into 4 residential parcels with the minimum lot size of 0.23 acre. The site is located on the east side of Washington Street and north side of Shephard Ct. The project is within the Winchester 1800 Specific Plan (SP 286), and was previously included in and reviewed under Tract 29962.

The parcel map is located within a FEMA Zone D per FIRM (2008) 06065C2730G. This site is subject to offsite storm flow from a tributary drainage area of approximately 2 acres from the hills to the east. The project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

No proposed offsite drainage information and detail has been provided this time for a review. New construction should comply with all applicable ordinances. Natural watercourses should be kept free of buildings and obstructions and grading shall be designed in a manner that maintains the natural drainage patterns of the area. If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts.

Onsite drainage facilities do not include storm drain pipe larger than 36-inches in diameter, and therefore, would not be maintained by the District. Consequently, the Transportation Department will review the hydrologic and hydraulic calculations for these facilities

It should be noted that the site is located within the bounds of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz Report (cont.)

whichever occurs first. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1 0010-Planning-MAP - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 3 Gen - FEE BALANCE

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning. 4 Map Expiration Date

The conditionally approved Tentative Map shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by the County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved Tentative Map. If the Tentative Map expires before the recordation of the Final Map, or any phase thereof, no recordation of the Final Map, or any phase thereof, shall be permitted.

Planning. 5 Zoning Standards

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

8. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: TPM37666

Parcel: 476010042

50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 2 Map - ECS Shall be Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 Map - Quimby Fees (1) Not Satisfied

*Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Riverside County Recreation and Parks District, County Service Area No. 103 and 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 RCTD - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Washington Street and Shepard Court shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General - Information/Pamphlets - Brochures>

Plan: TPM37666

Parcel: 476010042

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 RCTD - EXISTING CURB & GUTTER (cont.) Not Satisfied

If you have questions, please call the Plan Check Section at (951) 955-6527.

Note:

1. Driveway on Washington Street shall be constructed per Standard No. 207(A) and as directed by the director if Transportation.
2. Driveway on Shepard Court shall be constructed per Standard No. 207 and as directed by the director if Transportation.
3. Gate shall be installed 35 feet minimum from the flowline of adjacent street.
4. The project proponent shall design the acceptable street grade allowing the emergency gate to be installed and as directed/approved by the Director of Transportation.
5. The proposed traffic circle shall be designed to the satisfaction of Transportation Department and County Fire Department.
6. The 24 foot wide driveway on Washington Street shall be an emergency access only and shall be close during all other times.
7. The project proponent shall coordinate with the adjacent property owners prior to construction and during construction.
8. Retaining wall footing shall be outside the adjacent property or alternatively the project proponent shall submit a recorded easement covering any off-site improvement prior to start any off-site work.

050 - Transportation. 2 RCTD - UTILITY COORDINATION Not Satisfied

All proposed electrical power, telephone, communication, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- a. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 3 RCTD-MAP - Internal Private Street Not Satisfied

The internal private street shall be constructed at a minimum of 24' wide of material and base as dictated by the project WQMP with 4" AC dike on both sides of the street.

A 30' wide easement covering the internal private street granting access to all the parcels of the subdivision shall be provided.

Parking shall be restricted on the internal private street.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD-MAP - Internal Private Street (cont.) Not Satisfied
or as approved by the Director of Transportation.

050 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

Parcel Map 37666 is located within the boundaries of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning-CUL

Plan: TPM37666

Parcel: 476010042

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Required Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa HarnessValentia Lopez at tharness@rivco.org vslopez@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inch) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
2. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)
3. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
4. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.
3. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.
The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.
4. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 Fee Balance Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 Roof Mountated Equipment Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 3 School Mitigation Not Satisfied
WITHIN SIX (6) MONTHS OF PROJECT APPROVAL: Impacts to the Temecula Valley Unified shall be mitigated in accordance with California State Law

080 - Planning. 4 Walls/Fencing Not Satisfied
The placement and construction of walls and fencing shall be in compliance with the approved Exhibit A.

Transportation

080 - Transportation. 1 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas for the paved private road.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 Block Wall Antigrffiti Not Satisfied

All constructed block walls shall be finished with anti-graffiti coating.

090 - Planning. 2 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Riverside County Recreation and Parks District, County Service Area No. 103 and 152.

090 - Planning. 3 Wall/Fencing Compliance Not Satisfied

The placement and construction of walls and fencing shall be in compliance with the approved Exhibit A.

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d. Water system, including fire hydrants, shall be installed and operational, according to the



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: February 11, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

P.D. Environmental Programs Division
P.D. Geology Section
CALTRANS District # 8

TENTATIVE PARCEL MAP NO. 37666 – CEQ180119 – Applicant: Ralph Allen – Engineer/Representative: Majestic Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Low Density Residential (CD:LDR), and Community Development: Medium Density Residential (CD:MDR) – Hwy 79 Policy Area – Location: North of Washington Street, south of Keller Road, and west of Winchester Road – 1.15 gross acres – Zoning: Specific Plan (SP No. 286) - **REQUEST:** Subdivision of 1.15 acres into 4 lots. APN: 476-010-042 – **BBID: 366-387-473**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on February 21, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

11/12/19

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY Tpm 37666
PLANNING DEPARTMENT

CEQ 180119

CC007852

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Map 37666

APPLICATION INFORMATION

Applicant Name: RALPH ALLEN

Contact Person: RALPH ALLEN E-Mail: VALLEYONELINE63@GMAIL.COM

Mailing Address: 40355 MURRIETA HOT SPRINGS ROAD
MURRIETA CA 92563
City State ZIP

Daytime Phone No: (951) 757-1758 Fax No: () _____

Engineer/Representative Name: MAJESTIC DESIGN

Contact Person: REZA JAMES E-Mail: MAJESTICDESIGN3D@GMAIL.COM

Mailing Address: P.O. BOX 223
TEMECULA CA 92593
City State ZIP

Daytime Phone No: (951) 440-8281 Fax No: () _____

Property Owner Name: SABA A SABA

Contact Person: RALPH ALLEN E-Mail: ralphallen63@gmail.com

Mailing Address: 40355 Murrieta Hot Springs Rd

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Street _____

City _____

State _____

ZIP _____

Daytime Phone No: (____) _____ Fax No: (____) _____

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

SABA A. SABA

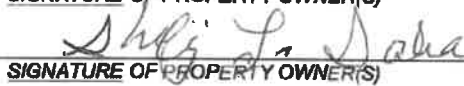
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

SHIRLEY L. SABA

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-042

Approximate Gross Acreage: 1.15

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of WASHINGTON ST., South of KELLER RD, East of _____, West of WINCHESTER RD.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: 1 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 0.82 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): AS PART OF ORIGINAL DEVELOPMENT

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: RALPH ALLEN

Address: 4355 Murietta Hot Springs Rd

Phone number: 951-757-1758

Address of site (street name and number if available, and ZIP Code): Not Avail Yet

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: LOT 4 PM 093/080

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and RALPH ALLEN hereafter "Applicant" and SABA A SABA "Property Owner".

Description of application/permit use:

SUBDIVIDE 1.15 GROSS TO 4 PARCEL (LOT)

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 476-010-042

Property Location or Address: _____

2. PROPERTY OWNER INFORMATION:

Property Owner Name: SABA A SABA Phone No.: _____

Firm Name: _____ Email: _____

Address: _____

3. APPLICANT INFORMATION:

Applicant Name: RALPH ALLEN Phone No.: (951) 757-1758

Firm Name: MAJESTICDESIGN Email: MAJESTICDESIGN3D@GMAIL.COM

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 11/6/18
 Print Name and Title: Ralph E. Allen

Signature of Property Owner: [Signature] Date: 11/6/18
 Print Name and Title: SABA A + SHARLYN SABA

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Sara Fortuna 2/23/21

Property Owner(s) Signature(s) and Date

Sara Fortuna, Trustee for Saba Family Trust

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37666 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) – Applicant: Ralph Allen – Engineer/Representative: Majestic Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area – Location: Northerly of Washington Street, southerly of Keller Road, and westerly of Winchester Road – 1.15 Gross Acres – Zoning: Specific Plan (SP No. 286, PA12A) – **REQUEST:** Tentative Parcel Map No. 37666 is a proposal for a scheduled “F” subdivision of 1.15 acres into four (4) lots single family residential lots. APN: 476-010-042.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MARCH 22, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Rob Gonzalez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 22, 2021,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37666 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

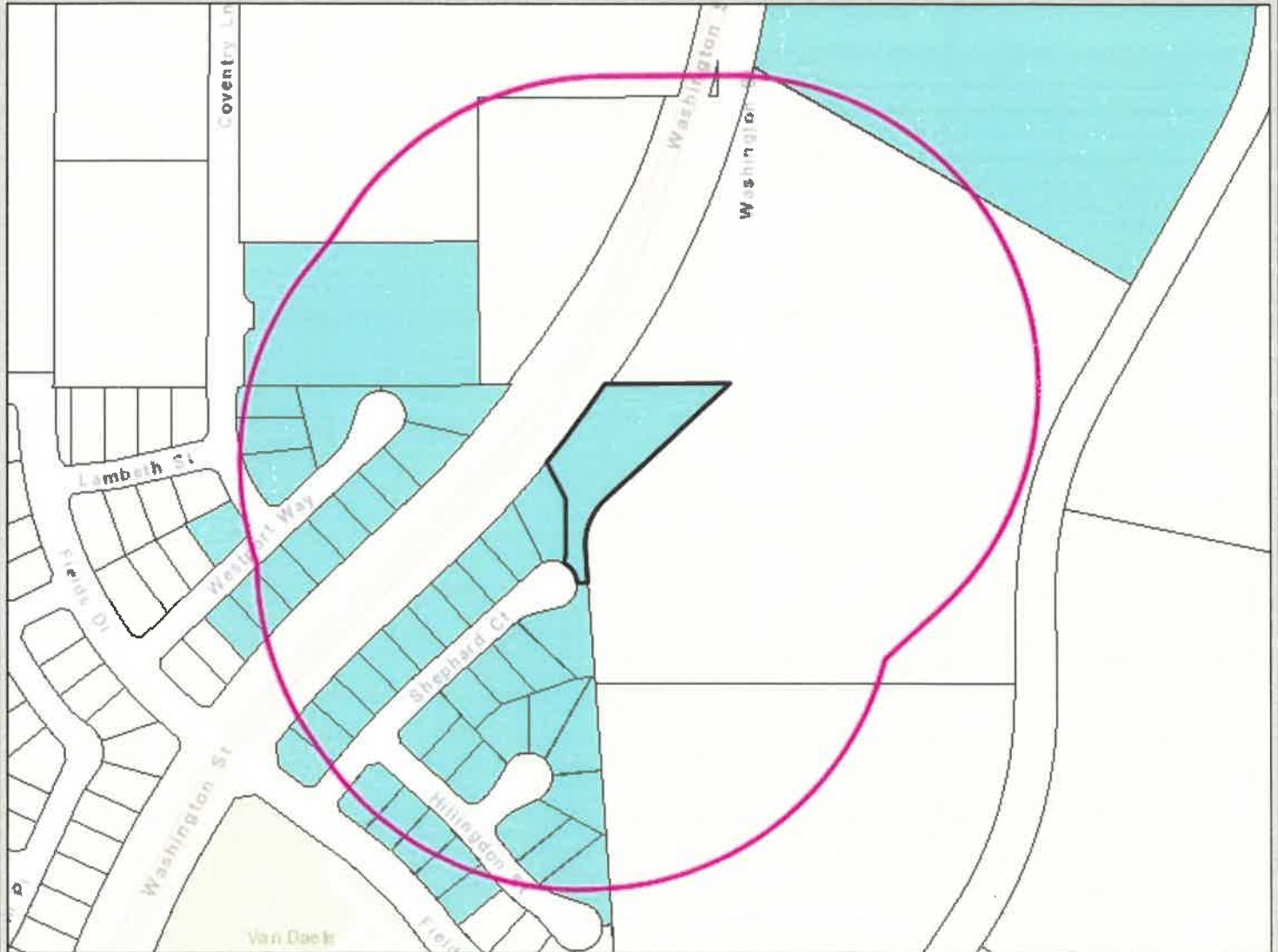
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37666 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

376

752 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 1/22/2021 9:07:17 AM

© Riverside County RCIT

476331004
BLAKE CAROPINO
34279 COVENTRY LN
WINCHESTER CA 92596

476333009
RAYMOND P. DELNEGRO
6647 GOLDEN WEST AVE
ARCADIA CA 91007

476340007
JAMES W. HARPER
32900 SHEPHARD CT
WINCHESTER CA 92596

476340013
OCIEL A. MAGADAN
32915 SHEPHARD CT
WINCHESTER CA 92596

476333010
CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER CA 92596

476340005
FRANCO STELLA
32876 SHEPHARD CT
WINCHESTER CA 92596

476340010
BROOKE CARNAHAN
32936 SHEPHARD CT
WINCHESTER CA 92596

476340033
FEREBA SULTANZAI
34391 HILLINGDON CT
WINCHESTER CA 92596

476340034
CE LI
1404 OLD CEDAR RD
ESCONDIDO CA 92125

476333002
KEEGAN BARNEY
34264 COVENTRY LN
WINCHESTER CA 92596

476340003
DONALD W. RISELING
32852 SHEPHARD CT
WINCHESTER CA 92596

476340015
DONNA D. SANMIGUEL
32891 SHEOHARD CT
WINCHESTER CA 92596

476340017
WILLIAM LYLE DUTOIT
34388 HILLINGDON CT
WINCHESTER CA 92596

476340022
EQUITY TRUST CO
46102 TOY CT
TEMECULA CA 92592

476340031
RALPH GAMMAL
34415 HILLINGDON CT
WINCHESTER CA 92596

476010042
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

476333003
LOAN THI HONG DO
34276 COVENTRY LN
WINCHESTER CA 92596

476333004
MATTHEW CADY
32852 WESTPORT WAY
WINCHESTER CA 92596

476340001
JOSE E. FARIAS
32828 SHEPHARD CT
WINCHESTER CA 92596

476340002
REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER CA 92596

476340004
MILLER DAVID LEE LIVING TRUST DATED
32864 SHEPHARD CT
WINCHESTER CA 92596

476340006
GHULAM SAHAR MAHJOOR
32888 SHEPHARD CT
WINCHESTER CA 92596

476340018
RONALD HORN
34400 HILLINGDON CT
WINCHESTER CA 92596

476340019
ANDREW MAURO LUJAN
32922 CLOVERDALE CT
WINCHESTER CA 92596

476340023
PEDRO L MATOM BRITO
34424 HILLINGDON CT
WINCHESTER CA 92596

476340024
DOUGLAS JON ROBINSON
34436 HILLINGDON CT
WINCHESTER CA 92596

472170022
DIAMANT VALLEY
735 WATER ST STE 790
MILWAUKEE WI 53202

476333008
ALLAN RHODES
32845 WESTPORT WAY
WINCHESTER CA 92596

476340009
MICHAEL ANTHONY AQUINO
32924 SHEPHARD CT
WINCHESTER CA 92596

476340011
ESTEVAN D. ESTRELLA
32939 SHEPHARD CT
WINCHESTER CA 92596

476340016
FEDERAL NATL MORTGAGE ASSN
5600 GRANITE PKY # VII
PLANO TX 75024

476340030
DUSTMAN THOMAS E & JENNIFER LOU
34427 HILLINGDON CT
WINCHESTER CA 92596

476333011
KELLY SMITH
32809 WESTPORT WAY
WINCHESTER CA 92596

476333012
TROY LIMB
32797 WESTPORT WAY
WINCHESTER CA 92596

476333001
JOE D. MACIAS
34252 COVENTRY LN
WINCHESTER CA 92596

476333006
OTAVIS S. HALL
32869 WESTPORT WAY
WINCHESTER CA 92596

476333007
RONALD A. FREDERICK
32857 WESTPORT WAY
WINCHESTER CA 92596

476333013
PABLO MADRIGAL
32785 WESTPORT WAY
WINCHESTER CA 92596

476340021
ADAM JUSTIN CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER CA 92596

476340032
ARMANDO LUIS GARCIA
34403 HILLINGDON CT
WINCHESTER CA 92596

476333005
AMY GOLD
32881 WESTPORT WAY
WINCHESTER CA 92596

476340008
BENJAMIN M. MAPLE
1722 KENWOOD PL
SAN MARCOS CA 92078

476340012
ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER CA 92596

476340014
STEFAN W. HINCK
32903 SHEPHARD CT
WINCHESTER CA 92596

476340020
DREW A. LOCKSTEDT
36448 SICILY LN
WINCHESTER CA 92596

476340025
EFREN PABLO REYES
29116 SMOKEWOOD DR
MURRIETA CA 92563

476010051
EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE CA 92612

Owner (TPM37666)
Saba A Saba
Shirley L Saba
41309 Avenida Biona
Winchester, CA 92596

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Engineer (TPM37666)
Reza James
P.O. Box 223
Temecula, CA 92591

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Representative (TPM37666)
Majestic Design
P.O. Box 223
Temecula, CA 92593

City of Menefee
Planning Department
29844 Haun Road
Menifee, CA 92586

CALTRANS District #8
464 W 4th St
San Bernardino, CA 92401



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: TPM37666

Project Location: APN: 462-010-042

Project Description: Tentative Parcel Map No. 37666 (TPM37666) is a proposal for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots primarily reflecting the Planning Areas for Specific Plan No. 286S3 (Winchester 1800). The project site is located at 476-010-042.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Ralph Allen, 40335 Murrieta Hot Springs Road, Murrieta, CA 92563

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption (Sec. 15315)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have a slope greater than 20 percent. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

Rob Gonzalez _____
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. XXXXX ZCFG No. XXXX - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY