



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MAY 11, 2020

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

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.

Pursuant to the Governor's Executive Order N-25-20, this meeting will be conducted by teleconference only. Members of the public may provide comments by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: esarabia@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.

1.0 CONSENT CALENDAR:

NONE

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

NONE

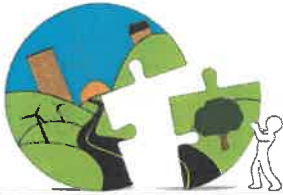
3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **TENTATIVE PARCEL MAP NO. 36704 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15315 (Class 3, Minor Land Divisions) – Applicant: Jim Lattin – Engineer/Representative: Massaro and Welsh – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – 5.22 Acres – Location: Northerly of Lakeview Court, southerly of Cherry Oak Road, easterly of Oak Creek Road, and westerly of Oak Glen Road – Zoning: Light Agriculture, 1 acre lot minimum (A-1-1) – **REQUEST:** A Schedule "H" subdivision of 5.22 acres into four (4) single-family residential lots with a minimum lot size of one (1) net acre and maximum lot size of 1.49 net acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 239 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 190008, and CHANGE OF ZONE NO. 1900024** – CEQ190074 – Applicant: Richland Developers, Inc. – Representative: T&B Planning, Inc. – Fifth Supervisorial District – Perris Reservoir Zoning District and Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Medium High Density Residential (CD-MHDR) (5 – 8 du/ac) – Community Center (CD-CC) – Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Open Space: Recreation (OS-R) – Open Space: Conservation (OS-C) – Zoning: Specific Plan No. 239 (Stoneridge/SP239) – Location: Southerly of Ramona Expressway, easterly of the San Jacinto River, northerly of Nuevo Road – 699.5 Acres – **REQUEST:** The **Specific Plan Amendment** is a proposal to amend the existing Stoneridge Specific Plan from a primarily residential Specific Plan to a primarily industrial Specific Plan. This would include a land use plan for 389.2 acres of Light Industrial land uses, 49.1 acres of Business Park land uses, 8.0 acres of Commercial Retail land uses, Open Space – Conservation on 17.4 acres, Open Space – Conservation Habitat on 81.6 acres, and major roadways on 37.6 acres. The amended Specific Plan also includes an alternative land use plan for 389.2 acres of Light Industrial land uses, 51.5 acres of Business Park land uses, 8.5 acres of Commercial Retail land uses, 17.4 acres of Open Space – Conservation, 81.6 acres of Open Space – Conservation Habitat, and major roadways on 34.7 acres. The **General Plan Amendment** is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The **Change of Zone** is a proposal to modify the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan. APNs: 307-070-003; 307-080-005, -006, -008; 307-090-001, -002, -004, -005, -006; 307-100-001, -003, -004, -005; 307-110-003, -004, -005, -007, -008, -009; 307-120-001, -002, -003; 307-220-001, -002, -004, -005, -009, -015; 307-230-019, -020, and 308-130-002. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: May 11, 2020

PROPOSED PROJECT

Case Number(s): Tentative Parcel Map No. 36704
CEQA Exempt Section 15315
Area Plan: The Pass
Zoning Area/District: Cherry Valley District
Supervisory District: Fifth District
Project Planner: Gabriel Villalobos
Project APN(s): 401-080-022

Applicant(s):
 Bill Lattin
Representative(s):
 Paul Welsh


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 36704 is a Schedule "H" subdivision map to subdivide 5.22 net acres into four single-family residential lots. The minimum proposed parcel size is approximately 1.00 net acre with a maximum parcel size of 1.49 net acres.

The subject site is located at the northwest corner of the intersection Lakeview Court and Oak Glen Road, east of Oak Creek Road and South of Cherry Oak Road. There is an existing single family residence on the site addressed at 9465 Oak Glen Road.

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 (Class 3, Minor Land Divisions) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 36704, 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:

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Very Low Density Residential (RC-VLDR)

Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC-VLDR)
East:	Very Low Density Residential (RC-VLDR)
South:	Very Low Density Residential (RC-VLDR)
West:	Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Light Agriculture, 1 acre minimum (A-1-1)
Surrounding Zoning Classifications	
North:	Residential Agriculture, 1 Acre Minimum (R-A-1)
East:	Residential Agriculture, 1 Acre Minimum (R-A-1)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.20 net acres	1 acre per parcel
Existing Building Area (SQFT):	1,665 square feet	N/A
Proposed Minimum Lot Size:	1 net acre	1 acre
Total Proposed Number of Lots:	4	N/A
Map Schedule:	"H"	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single Family	N/A	2 space/dwelling unit	2	2
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Cherry Valley #27 - Lighting
Special Flood Hazard Zone:	No

Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Susceptibility
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics:

The Project site is a 5.22 net acre parcel that is currently improved with a 1,665 square foot residence that will remain on a 1.49 net acre parcel (Parcel 1) as part of the proposed subdivision. The existing residence was constructed in 1949 and the site has continuously been used for residential purposes since 1949. The Project proposes to subdivide the existing parcel into four new parcels ranging in size from 1 net acre to 1.49 net acres. Parcel 1 is proposed to be orientated towards Oak Glen Road and would

provide a 20 foot right-of-way dedication that would facilitate the widening of Oak Glen Road to 50 feet, north of centerline. Oak Glen Road is a General Plan (Circulation Element), Secondary Road with an ultimate right-of-way of 100 feet. Parcels 2-4 are proposed to be orientated towards Lakeview Court and would provide a 20 foot right-of-way dedication that would facilitate the widening of Lakeview Court to 30 feet, east of centerline. Lakeview Court is an existing cul-de-sac that provides access to the three existing parcels and would provide access to three (3) of the proposed parcels, if TPM36704 were to be approved. The subject site is generally flat, with the lowest elevation found in the northwest corner of the site at 3,015 feet above sea level to the highest point on the southeast corner of the site at an elevation of 3,041 feet above sea level, resulting in an average cross slope of approximately four percent.

Zoning/Development Standards:

No construction is proposed as part of the project and only an existing shed is proposed to be demolished for the project. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the A-1 Zone Classification.

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

- **Lot Size:** The minimum lot size for A-1-1 Zone Classification is 1 acre. The Project proposed to subdivide 5.2 net acres into four parcels ranging in size from 1 net acre to 1.49 net acres. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 101 feet, and shortest lot depth of approximately 227 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 101 feet to 190 feet, and lot depths ranging from approximately 227 feet to 338 feet, which is generally results in a lot depth 2.25 to two times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The Project site has a General Foundation of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family residential lots. Each lot would range in size from 1.09 gross acres to 1.83 gross acres, thus within the density range for the RC-VLDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the submitted

Percolation Investigation performed by AM/PAC and Associates, Inc. Each single-family residence will be served by the San Gorgonio Pass Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 36704 was submitted to the County of Riverside on February 28, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria as described in more detail in the findings and conclusions of this report, and therefore, the Project would be consistent with CEQA.

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 Rural Community – Very Low Density Residential (RC-VLDR).
2. The project site has a Zoning Classification of Light Agriculture, 1 Acre Minimum (A-1-1), which is consistent with the Riverside County General Plan.
3. The project site is located within the Cherry Valley Policy Area.

Entitlement Findings:

Tentative Parcel Map No. 36704 is a proposal to subdivide 5.22-acres into 4 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because...
 - a. **General Plan.** The Project site has a General Foundation of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on

large parcels. The density range is from 1 dwelling unit per one (1) to two (2) acres. The proposed map is consistent with the General Plan as it will subdivide an existing 5.22 acre parcel into four single-family residential lots. Each lot would range in size from 1 net acre to 1.49 net acres, thus within the density range for the RC-VLDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2, as each lot will provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the submitted Percolation Investigation performed by AM/PAC and Associates, Inc.. Each single-family residence will be served by the Beaumont-Cherry Valley Water District. Therefore, the proposed map is consistent with General Plan.

- b. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.
- c. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).
 - i. Subdivision Map Act. The proposed map was prepared by Paul T. Welsh, California Licensed Land Surveyor #5205, under the guidelines of the Subdivision Map Act.
 - ii. CEQA. The proposed project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (CEQA Section 15315, Class 15, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As depicted in Figure 1 of this staff report, the subject site is the lone remaining large parcel in the general vicinity. All of the surrounding properties are located on previously subdivided parcels, and developed single-family residential homes.

The criteria that must be met to qualify for the Minor Land Divisions Exemption as follows:

- a. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Beaumont, which has a density of 1,193 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria.
- b. *The project site must be zoned residential, commercial or industrial.* The subject is located within the A-1-1 zone classification that allows for single-family dwelling units as a permitted by right use.

- c. *The land division must be for four or fewer parcels.* The proposed map will subdivide an approximate 5.22 acre size into four parcels ranging from 1 net acre to 1.49 net acres, intended for development of single-family dwelling units.
 - d. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Very Low Density Residential, with a one acre minimum. The zoning classification is Light Agriculture, which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria.
 - e. No variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.
 - f. All services and access must be available to the project site. The project site will take direct access from Lakeview Court and Oak Glen Road. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
 - g. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.
 - h. The project site does not have an average slope greater than 20 percent. The subject site is largely flat, with the lowest elevation found in the northwest corner of the site at 3,015 feet above sea level to the highest point on the southeast corner of the site at an elevation of 3,041 feet above sea level, resulting in an average cross slope of approximately four percent.
- d. **Riverside County Ordinance No. 348 and 460** – Tentative Parcel Map No. 36704 proposed to subdivide approximately 5.22 acres into four parcels and will comply with the development standards of Ordinance No. 348, specifically the A-1-1 zoning classification based on the following:
- i. The design of the tentative parcel map is in compliance with the development standards of the A-1-1 zoning classification:
 - a. The existing Zoning Classification for the subject site is Light Agricultural, 1-acre lot minimum (A-1-1). One-family residence are permitted in the A-1-1 Zoning Classification. The development standards for this zoning classification requires a minimum lot width of 100 feet, minimum lot depth of 150 feet, 20 foot front yard setback, 10 foot rear setback 5 foot side yard setback, and a building height of 40 feet. As proposed, each parcel has a width of a minimum 100 feet. Although footprints of the proposed one-family residences are not provided on the Tentative Parcel Map exhibit, the location of possible building pads indicate that the front, side and rear setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the four single-family residences. The

proposed project will conform to the development standards of the A-1-1 Zoning Classification and all other applicable provisions of Ordinance No. 348.

- ii. Tentative Parcel Map No. 36704 will comply with Ordinance 460 based on the following:
 - a. The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a “unique community identity” which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan.
2. The site of the proposed land division is physically suitable for the type of development, as the project site is located in an area that is comprised of single-family residential uses, has access readily available from Oak Glen Road and Lakeview Court and has no environmental constraints that prohibits the proposed residential development.
3. The site of the proposed land division is physically suitable for the proposed density of the development, because the density proposed is compatible with the existing and planned surrounding land uses within the project vicinity and is consistent with the general plan land use designation.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances, and is not located in an area that has been mapped for conservation or adjacent or within an identified habitat area, therefore no impacts to fish or wildlife habitat is anticipated.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the project site is not located on a Hazardous Waste Site. The project site is not located in a Very High Fire Hazard Zone, or a Fault Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Oak Glen Road or Lakeview Court. Therefore, the project and the required improvements will not be likely to cause serious public health problems.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule “H” Map.
 - a. Streets and Street Improvements - The project will be required to provide at a minimum on Oak Glen Road and Lakeview Court, along project boundary, 24 feet of acceptable aggregate

base on a 32 foot graded section within a part width dedicated right of way. Project conditions of approval will require that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460. as it pertains to streets and street improvements, will be met.

- b. Domestic Water – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Beaumont-Cherry Valley Water District (WMWD). A SAN-53 letter from the applicant states that the WMWD has agreed in writing to furnish domestic water to each and every lot within this subdivision as per letter dated February 21, 2018. With this condition of approval and the provisions of Ordinance No. 460, 10.13 C, this requirement will be met.
 - c. Fire Protection Facilities – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to the issuance of any building permit. Fire Department water system(s) for fire project will be provided in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.
 - d. Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.
 - e. Sewage Disposal – The project has been conditioned to submit a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system to the Health Department prior to the issuance of building permits. On-site septic systems must be approved advanced treatments units with nitrate reductions in accordance with Riverside County Ordinance No. 871. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.
 - f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land that has been designated for agricultural use Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
 - g. Exceptions – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the proposed project has been designed in such a way to ensure there will be no conflict with providing accessibility.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Light Agriculture, 1 Acre Minimum (A-1-1). The minimum lot

size for A-1-1 Zone Classification is 1 acre, or 43,560 square feet. The Project proposed to subdivide 5.22 acres into four parcels ranging in size from 1 net acre to 1.49 net acres. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's smallest lot width proposed is approximately 101 feet, and approximately 227 feet in lot depth. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Development Standards Findings:

1. The minimum lot size shall not be less than 20,000 square feet, the proposed subdivision has a minimum lot size of 1 net acre or approximately 43,560 square feet. The minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, the proposed subdivision has a minimum lot width of approximately 101 feet and minimum lot depth of approximately 227 feet.
2. The minimum yard requirements shall be 20 feet front yard, 5 feet side yard, and 10 feet rear yard, the proposed subdivision meets the yard requirements set forth in Section 13.2.B or Ordinance No. 348.
3. One family residences shall not exceed forty (40') feet in height.
4. No lot is less than 100 feet in width, as such no animals will need to be kept 100 feet from the principal street frontage.
5. 2 spaces for off-street vehicle parking shall be provided for all single-family residences.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. 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.
3. AB52 – AB52 and tribal consultation was initiated for this Project. However, the AB52 was withdrawn, since the project is to create one-family residential parcels, through a parcel map, that was determined to be exempt from CEQA.
4. 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.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone.

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/phone calls in support or opposition to the proposed project.

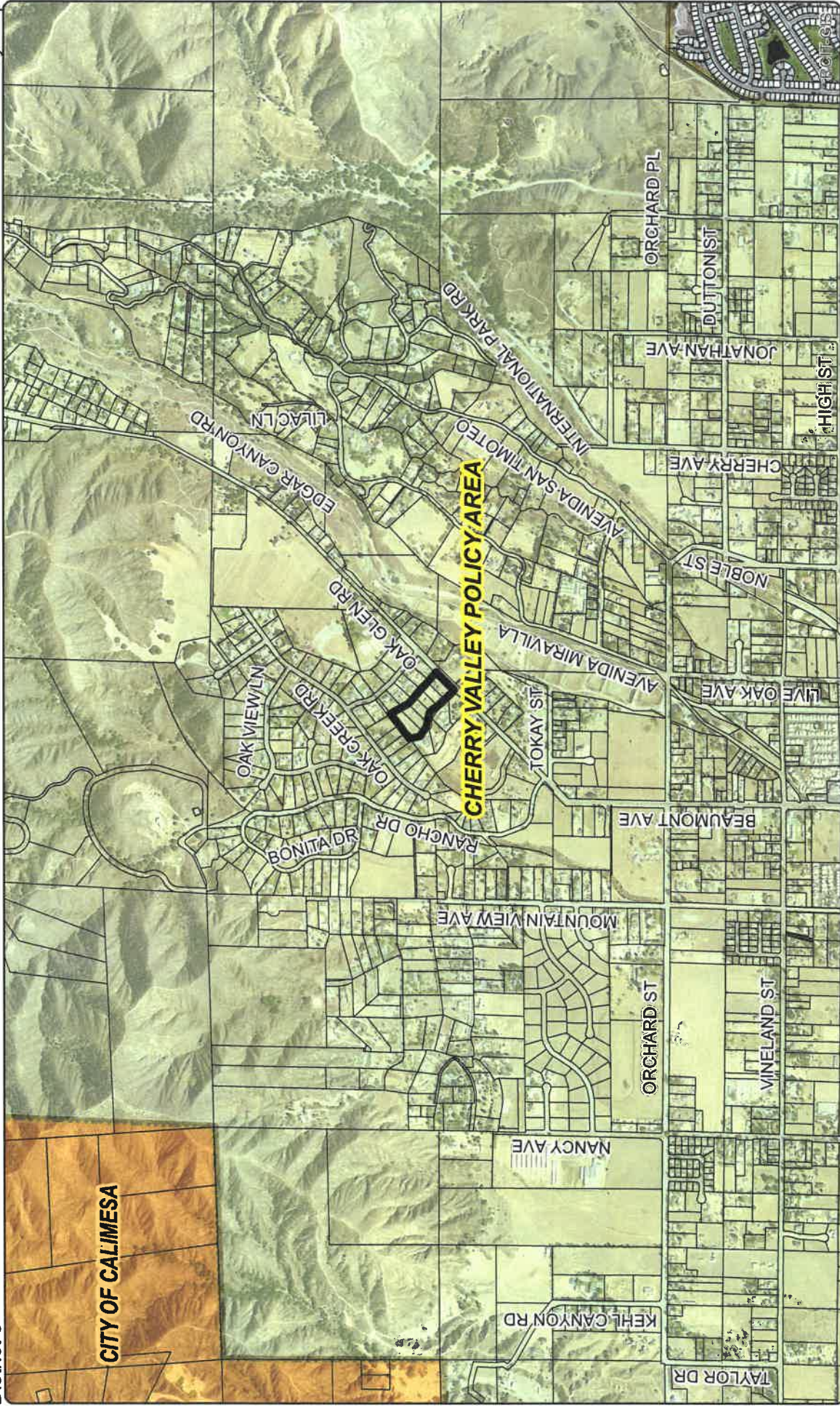
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM36704
VICINITY/POLICY AREAS

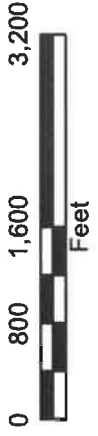
Supervisor: Hewitt
District 5

Date Drawn: 03/06/2020
Vicinity Map



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The existing map is based on the information available at the time of the map's creation. For the most current information, please contact the Riverside County Planning Department offices in Riverside at (951)948-3000 (Western County) or in Palm Desert at (760)862-8277 (Eastern County) or Website: <http://www.riversideca.gov>

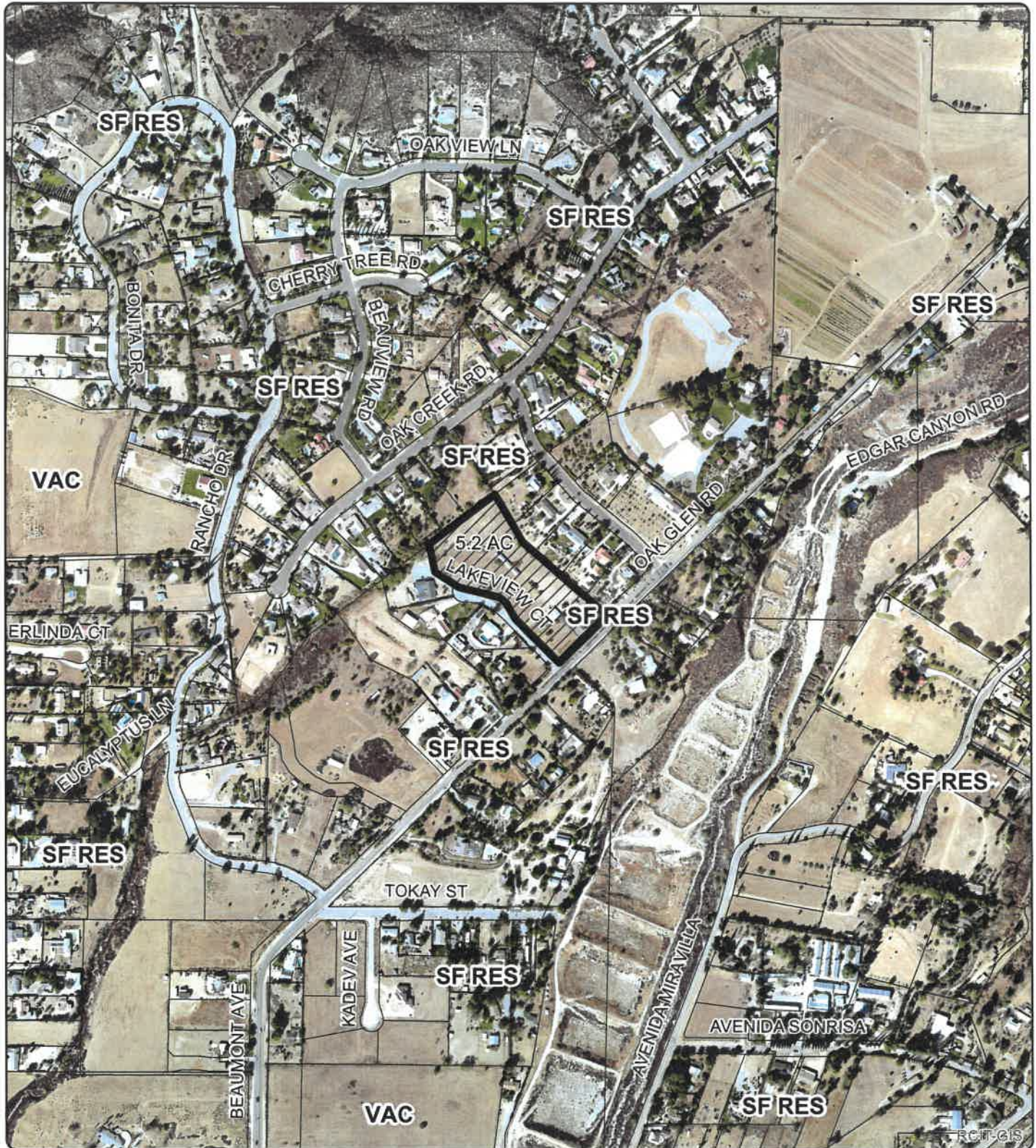
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM36704

LAND USE

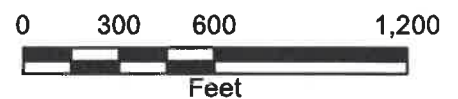
Supervisor: Hewitt
District 5

Date Drawn: 03/06/2020
Exhibit 1



Zoning Dist: Cherry Valley

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>

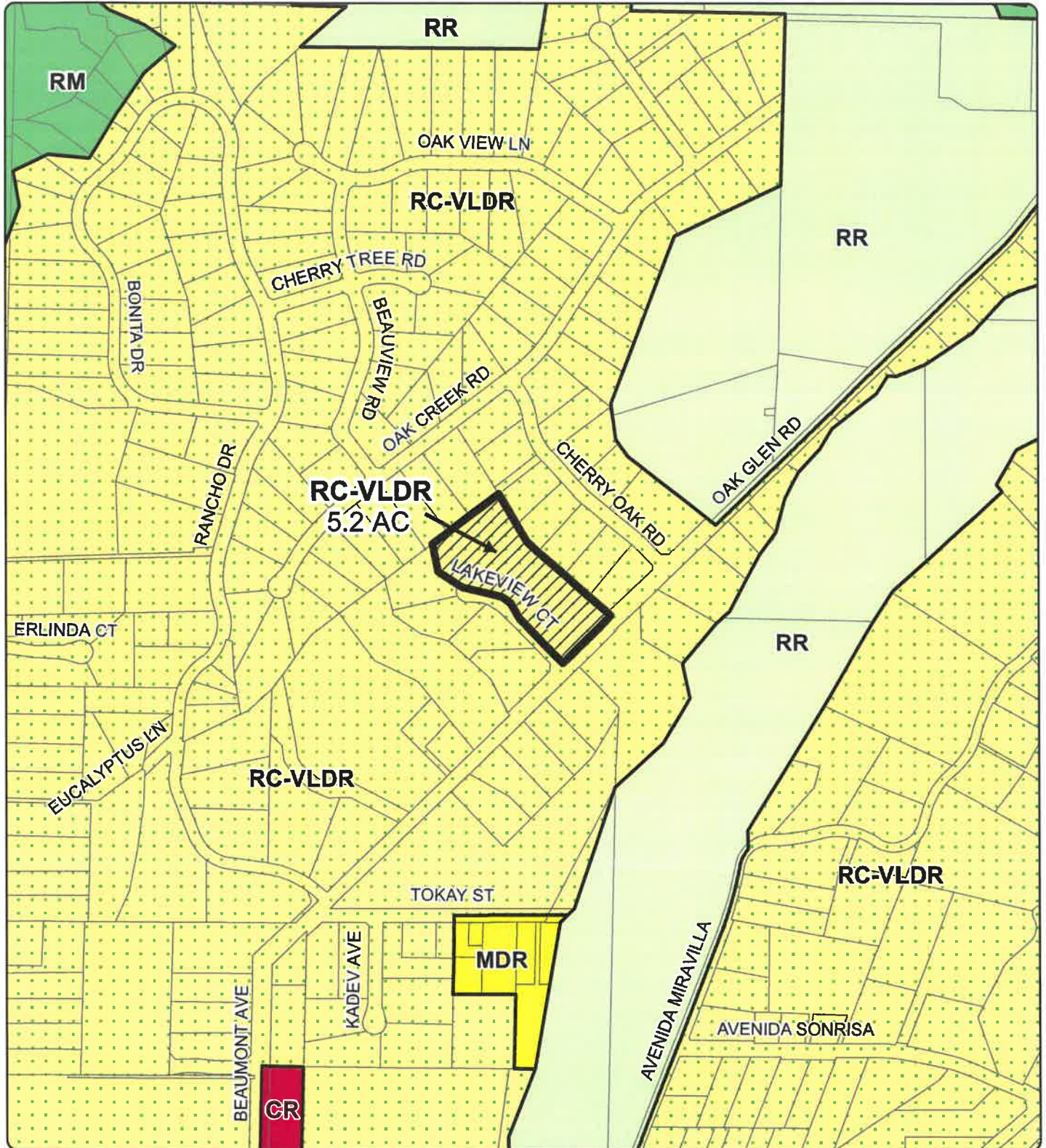
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM36704

EXISTING GENERAL PLAN

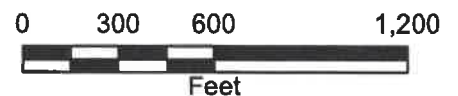
Supervisor: Hewitt
District 5

Date Drawn: 03/06/2020
Exhibit 5



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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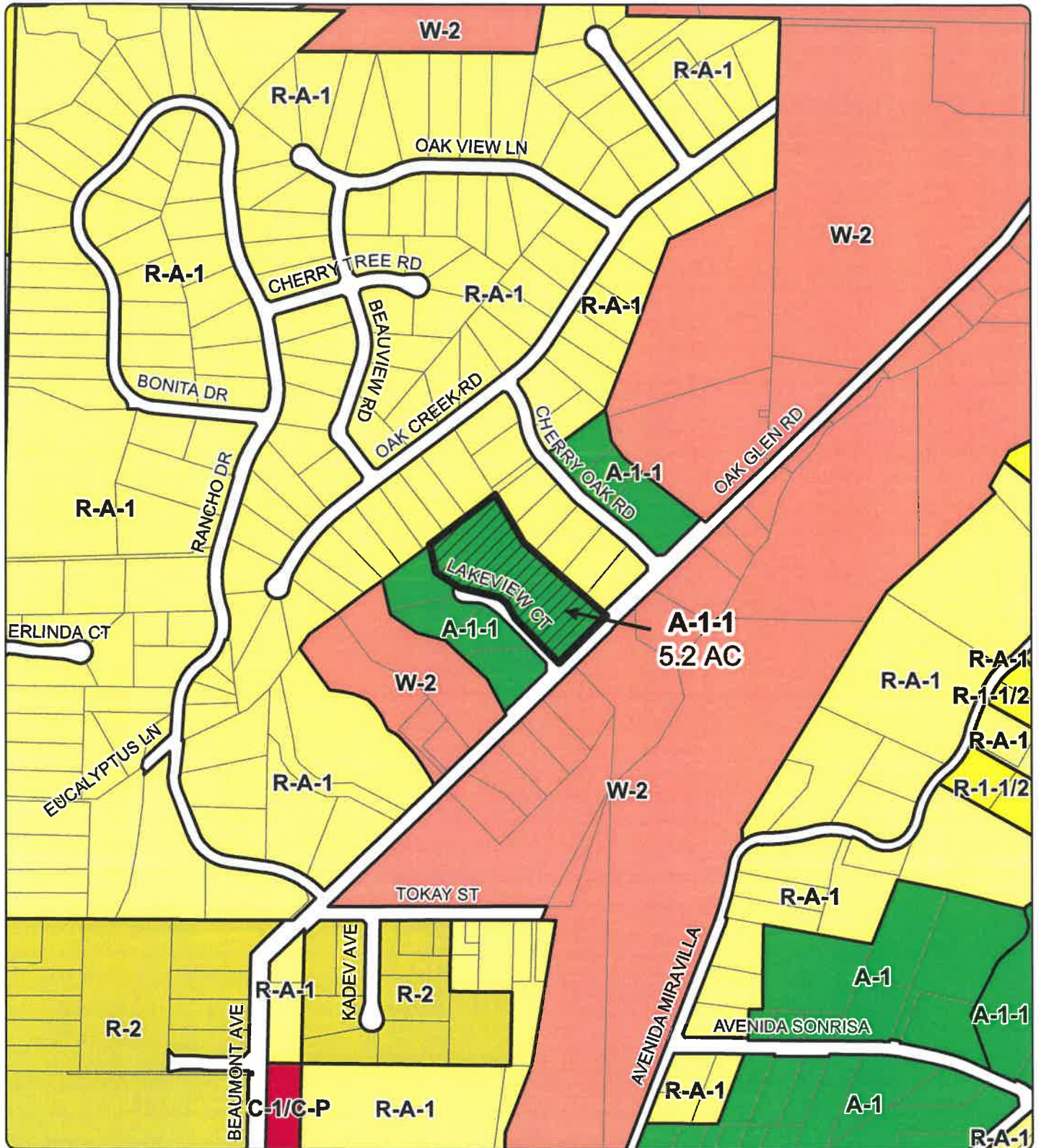
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM36704

EXISTING ZONING

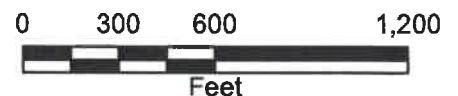
Supervisor: Hewitt
District 5

Date Drawn: 03/06/2020
Exhibit 2



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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

Juan C. Perez
Agency Director



04/14/20, 4:52 pm

TPM36704

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM36704. 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 - Project Description & Operational Limits

TPM36704 is a Schedule "H" subdivision map to subdivide 5.22 net acres into four (4) single-family residential lots with a minimum proposed parcel size of 1 net acre and a maximum proposed parcel size of 1.49 net acres. No construction or grading is proposed as part of this map and an existing shed on site shall be demolished.

Advisory Notification. 2 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 TPM36704 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 TPM36704, 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,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

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. 3 AND - Notification Document

The following requirements are included as part of the approval for Tentative Parcel Map No. 36704 (TPM36704) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 4 AND - Use Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 5 AND - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on Approved Tentative Map prepared by Massaro & Welsh (Paul T. Welsh, California Licensed Surveyor #5205).

Advisory Notification. 7 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- 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

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified 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.

Flood

Flood. 1 FLOOD HAZARD REPORT

Parcel Map (PM) 36704 is a proposal for a Schedule "H" subdivision of a 5.22-acre lot into four (4) single family residential lots. The site is located at the northern corner of Oak Glen Road and Lakeview Court in the Cherry Valley Area.

The proposed development is subject to sheet flow type runoff from the north. Most of this runoff will be collected by Cherry Oak Road and conveyed to a well-defined watercourse west of the site via a privately maintained drainage ditch contained within a 10-ft drainage easement on Lot 85 of Tract Map (TR) 12461. Consequently, except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. The proposed grading for each lot shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions.

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 UNANTICIPATED RESOURCES

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

UNANTICIPATED RESOURCES (cont.)

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1

COUNTY WEB SITE

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.

Transportation. 2

DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3

DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 STD INTRO (ORD 460/461) (cont.)

Transportation. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TPM36704

Parcel: 401080022

50. Prior To Map Recordation

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Oak Glen Road and so noted on the final map.

050 - Survey. 2 EASEMENT Not Satisfied

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.

Transportation

050 - Transportation. 1 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 2 INTERSECTION/SO' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 3 R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Oak Glen Road shall be conveyed for public use to provide for a 50 foot half- width right-of-way per Standard No. 94, Ordinance 461.

Sufficient public street right-of-way along Lakeview Ct. shall be conveyed for public use to provide for a 30 foot half- width right-of-way per Standard No. 106, Section "A", Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - 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 offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IFWQMP 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 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion

Plan: TPM36704

Parcel: 401080022

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES (cont) Not Satisfied
Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888
for additional information and requirements.

Planning-EPD

060 - Planning-EPD. 1 EPD - MBTA Surveys Prior to Grading 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 the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") 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 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

80. Prior To Building Permit Issuance

BS-Grade

Plan: TPM36704

Parcel: 401080022

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing. Onsite septic systems must be approved advanced treatment units (ATU's) with nitrate reduction in accordance with Riverside County Ordinance 871.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

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. The project is located in the SRA - Moderate Fire Hazard Severity Zone of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.
Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Transportation

080 - Transportation. 1 SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and



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: March 20, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Board of Supervisors - Supervisor: 5th District

Planning Commissioner: 5th District
Beaumont Unified School District
South Coast Air Quality Management District

TENTATIVE PARCEL MAP NO 36704. – Applicant: Jim Lattin - Engineer/Rep: Massaro and Welsh – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) – 5.22 Acres – Location: North of Lakeview Court, south of Cherry Oak Road, east of Oak Creek Road and west of Oak Glen Road – Zoning: Light Agriculture, 1 acre lot minimum (A-1-1) - **REQUEST:** Tentative Parcel Map for Schedule “H” subdivision of 5.22 gross acres into four single-family residential lots. APNs: 401-080-022. **BBID: 195-858-709**

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 internal review on March 29, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@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.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: February 21, 2018 PARCELS/LOTS: 4
TRACT/PARCEL MAP #: PM 36704 ZONING: A-1-1
APN: 401-080-022 MAP SCHEDULE: H

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- * THE Beaumont-Cherry Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED January 25, 2018.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION. (SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____.
- * ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, 14-11402 DATED July 21, 2014 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS LOCAL AGENCY MANAGEMENT PROGRAM (LAMP). FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: Onsite septic systems must be approved advanced treatment units (ATU's) with nitrate reduction in accordance with Riverside County Ordinance 871.

An Environmental Site Assessment (ESA) phase I study may be required.

M. A. H.

ENVIRONMENTAL HEALTH SPECIALIST

Received by: email

CASE NUMBER: _____
 COUNTY: SAN CO
 DATE: 02/21/2018
 PLANNER: KCH/2018
 PAGE # 1

COMMENT LEGEND

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
REVERSION TO ACREAGE
AMENDMENT TO FINAL MAP
MINOR CHANGE
REVISED MAP
TENTATIVE PARCEL MAP
EXPIRED RECORDABLE MAP
VESTING MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: BILL LATTIN

Contact Person: BILL LATTIN E-Mail: BLATTIN69@GMAIL.COM

Mailing Address: 10669 JONATHAN AVE.
CHERRY VALLEY CA 92223

Daytime Phone No: (760) 533-1932 Fax No: () N/A

Engineer/Representative Name: MASSARO AND WELSH

Contact Person: PAUL WELSH E-Mail: PW@MASSAROANDWELSH.COM

Mailing Address: 34840 YUCAIPA BLVD.
YUCAIPA CA 92399

Daytime Phone No (909) 797-5300 Fax No: () N/A

Property Owner Name: BILL LATTIN

Contact Person: BILL LATTIN E-Mail: BLATTIN69@GMAIL.COM

Mailing Address 10669 JONATHAN AVE.

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 Dura Court, Suite 11
Palm Desert, California 92211
(760) 863-8277 Fax (760) 863-7555

Planning Our Future Preserving Our Past

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHERRY VALLEY _____ Street _____ 92223 _____
City State ZIP

Daytime Phone No: (760) 533-1932 _____ Fax No: () _____ N/A _____

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.)

Bill Latta _____ [Signature] _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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): 401-080-022 _____

Approximate Gross Acreage: 5.20 _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of LAKEVIEW CT., South of CHERRY OAK RD., East of OAK CREEK RD., West of OAK GLEN RD.

SUBDIVISION PROPOSAL:

Map Schedule: "H" Minimum Developable Lot Size: 1 ACRE
Number of existing lots: 4 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 1 dwelling units per acre.

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

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

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

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): PERCOLATION TESTS (2) AM-PAC

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: BIL LATTIN

Address: 10669 JONATHAN AVE.

Phone number: (760)553-1932

Address of site (street name and number if available, and ZIP Code): 9465 OAK GLEN RD.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: PM 183/33 36704

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

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\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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.

DATE: 2/27/2018

Property Owner(s) Signature(s) and Date

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"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

Killebrew, Jason

From: Thomson, Heather
Sent: Monday, July 30, 2018 9:26 AM
To: JValdez@soboba-nsn.gov; Joseph Ontiveros
Cc: Killebrew, Jason
Subject: TPM36704, TPM37080
Attachments: AND conditions.rtf; TPM37080 AND Document.rtf

Hi Joe-

We have been consulting on two projects in the Cherry Valley area. TPM36704 and TPM37080. It has been determined that both of these projects are CEQA exempt and therefore not subject to AB52. Please see below. Although this is CEQA exempt, I have conditioned the project for the procedures to be taken should unanticipated resources or human remains be identified at any time. These are attached.

*The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to **Article 19, Section 15315, Class 15, and Minor Land Divisions**). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria. '*

Please let me know if you have any questions.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on August 27, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON October 12, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Project Description: Tentative Parcel Map No. 36704 ("Project") is a request by Jim Lattin (applicant) to allow a Schedule "H" subdivision of a 5.2 gross acre parcel into four, new, one acre parcels. The new parcels would be created to allow for the future construction of one single-family residence on each parcel. No construction is proposed at this time.

California Environmental Quality Act (CEQA): The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) **Article 19, Section 15315, Class 15 (Minor Land Divisions).**

Project Location: The project site is located at the northwest corner of the intersection of Lakeview Court and Oak Glen Road, and is located within The Pass Area Plan.

Address: 9465 Oak Glen Road
Beaumont, CA 92223
APN: 401-080-022



For further information regarding this application, please contact Jason Killebrew, Project Planner, at 951-955-0314 or e-mail jkillebr@rivco.org. The case file for the proposed application may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 05, 2020,

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

APN (s) or case numbers TPM36704 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

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:

TENATIVE PARCEL MAP NO. 36704 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15315 (Class 3, Minor Land Divisions) – Applicant: Jim Lattin – Engineer/Representative: Massaro and Welsh – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – 5.22 Acres – Location: Northerly of Lakeview Court, southerly of Cherry Oak Road, easterly of Oak Creek Road, and westerly of Oak Glen Road – Zoning: Light Agriculture, 1 acre lot minimum (A-1-1) – **REQUEST:** A Schedule “H” subdivision of 5.22 acres into four (4) single-family residential lots with a minimum lot size of one (1) net acre and maximum lot size of 1.49 net acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MAY 11, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and at the Place of Hearing, shown 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 Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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.

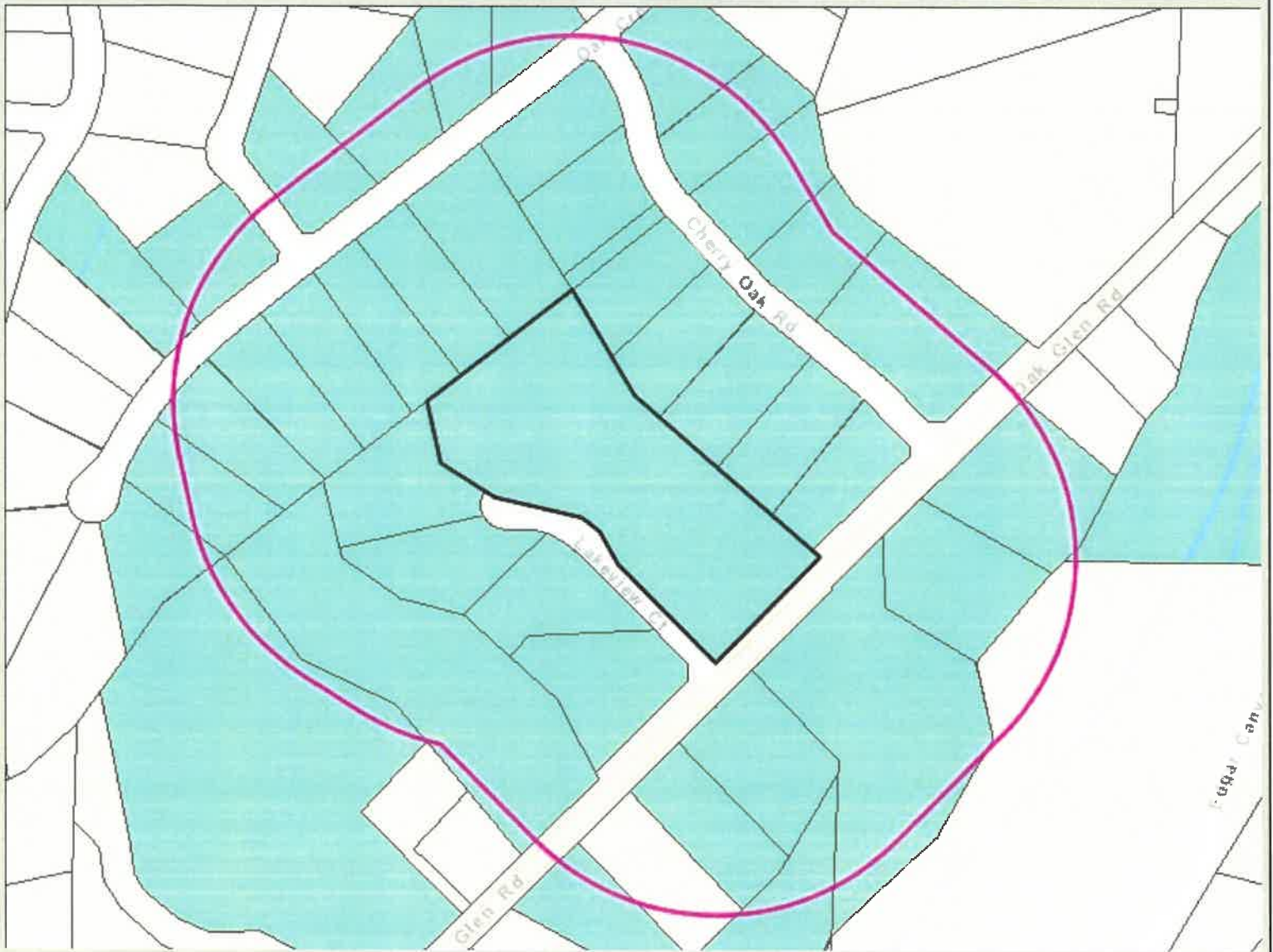
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments 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 all correspondence received will be 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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS Mailing Labels

TPM36704 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



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... 3/5/2020 2:14:46 PM

© Riverside County RCIT

0 376 752 Feet

401060017
BEAUMONT CHERRY VALLEY WATER DIST
P O BOX 2037
BEAUMONT CA 92223

401080016
ENRIQUE REYES
9432 OAK GLEN RD
CHERRY VALLEY CA 92223

401080019
ANNAHID DANIELIAN
9225 ROBIN DR
LOS ANGELES CA 90069

401080020
PAUL A. WILSON
39470 CHERRY OAK RD
BEAUMONT CA 92223

401080021
RAY D. WOLL
9423 OAK GLEN RD
CHERRY VALLEY CA 92223

401080022
WILLIAM K. LATTIN
10669 JONATHAN AVE
CHERRY VALLEY CA 92223

401100023
STEVE WILLIAMS
9416 OAK CREEK RD
BEAUMONT CA 92223

401100025
JOHN A. MARR
9444 OAK GLEN RD
BEAUMONT CA 92223

401100028
ROSS E. SAPP
9482 OAK GLEN RD
BEAUMONT CA 92223

401100029
BRADLEY C. LAWRENCE
9510 OAK GLEN RD
CHERRY VALLEY CA 92223

401100031
HERBERT J. SCHENDEN
40814 CABALLERO DR
CHERRY VALLEY CA 92223

401100033
ANTHONY FLORES
39482 TOKAY ST
CHERRY VALLEY CA 92223

401100041
JAMES S. BENNETT
1403 DE ANZA ST
REDLANDS CA 92373

401100043
J ROBERT POTZ
1076 W MIDVALLEY RD
CEDAR CITY UT 84721

401100061
WOODROW MARTIN HANSEN
9509 OAK GLEN RD
BEAUMONT CA 92223

401100062
BRIAN FAULKNER
9491 LAKEVIEW CT
BEAUMONT CA 92223

401100063
WATSON DAVID TODD BORTHWICK
VICTORIA BC
CANADA

401100064
DANIEL A. MITCHELL
9459 LAKEVIEW CT
BEAUMONT CA 92223

401281006
AHSAN QAZI
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

401281007
MICHAEL V. ALDRICH
9407 OAK CREEK RD
BEAUMONT CA 92223

401281013
ANDREW DYBICZ
9474 OAK CREEK RD
BEAUMONT CA 92223

401281014
STEVEN WILLIAMS
9416 OAK CREEK RD
BEAUMONT CA 92223

401281015
STEPHEN E. WILLIAMS
9416 OAK CREEK RD
BEAUMONT CA 92223

401281016
LUCAS JONES
9396 OAK CREEK RD
CHERRY VALLEY CA 92223

401281017
ARLEN A. BRISTOL
9364 OAK CREEK RD
BEAUMONT CA 92223

401281018
ROBERT W. PATSKY
P O BOX 3026
BEAUMONT CA 92223

401281019
GARY L. STROUP
9320 OAK CREEK RD
BEAUMONT CA 92223

401281020
CHARLES MCCAMMON
9312 OAK CREEK RD
BEAUMONT CA 92223

401281021
PHILLIP WATKINS
39409 CHERRY OAK RD
BEAUMONT CA 92223

401281022
MARK R. SCHEURER
39425 CHERRY OAK RD
BEAUMONT CA 92223

401281023
LARSON ROBIN L
9311 OAK CREEK RD
CHERRY VALLEY CA 92223

401281024
LARSON ROBIN L
9311 OAK CREEK RD
BEAUMONT CA 92223

401281025
GLORIA GAYLE
39459 CHERRY OAK RD
CHERRY VALLEY CA 92223

401281026
MICHAEL EVELAND
39473 CHERRY OAK RD
CHERRY VALLEY CA 92223

401281027
CHRISTOPHER KELLY
39497 CHERRY OAK RD
BEAUMONT CA 92223

401281028
DENNIS PARTAIN
1440 BEAUMONT AVE A2 282
CHERRY VALLEY CA 92223

401282005
RAYMOND JESSEE
9331 OAK CREEK RD
CHERRY VALLEY CA 92223

401282006
WILLIAM ROBERT LARSON
9311 OAK CREEK RD
BEAUMONT CA 92223

401282007
DON NIEMCZUK
9279 OAK CREEK RD
BEAUMONT CA 92223

401282008
JAY C. HONEYFIELD
9249 OAK CREEK RD
BEAUMONT CA 92223

401283003
STEPHEN KENNETH PEACH
39406 CHERRY OAK RD
BEAUMONT CA 92223

401283004
RANDY BRIGHT
39430 CHERRY OAK RD
BEAUMONT CA 92223

Applicant/Owner:
Bill Lattin
10669 Jonathan Ave.
Cherry Valley, CA 92223

Applicant/Owner:
Bill Lattin
10669 Jonathan Ave.
Cherry Valley, CA 92223

Engineer/Rep:
Massaro and Welsh
c/o Paul Welsh
34840 Yucaipa Blvd.
Yucaipa, CA 92399

Engineer/Rep:
Massaro and Welsh
c/o Paul Welsh
34840 Yucaipa Blvd.
Yucaipa, CA 92399

Owner:

Owner:

Non-County Agencies:

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

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.: Tentative Parcel Map No. 36704

Project Location: 9465 Oak Glen Road, Beaumont, CA 92223. APN: 401-080-022. (See attached map)

Project Description: To allow a Schedule "H" subdivision of a 5.2 gross acre parcel into four, one acre parcels. The new parcels would be created to facilitate the construction of one single-family residence on each parcel. No construction is proposed at this time.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jim Lattin (Applicant)

Exempt Status: (Check one)

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

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15315 of the CEQA Guidelines.

Tentative Parcel Map No. 36704 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15315, Class 15, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria. The project would subdivide one parcel into four parcels. No construction is proposed at this time.

Gabriel Villalobos (951) 955-6184

County Contact Person

Phone Number

Signature

Contract Planner 2/26/2020

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: CFQ180019

FOR COUNTY CLERK'S USE ONLY

Tentative Parcel Map No. 36704
Project Location Map



33°58'55" 33°58'57" 33°59' 33°59'2" 33°59'5"

-116°58'30" -116°58'25" -116°58'20" -116°58'15" -116°58'10"

33°58'55" 33°58'57" 33°59' 33°59'2" 33°59'5"



- Legend**
- County Centerlines
 - Blue-line Streams
 - City Streets
 - World Street Map

“AS/CONTAIN” maps and data are to be used for reference purposes only. Maps measure 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 accuracy or other merit) of the data provided, and assumes no legal responsibility for the technician contained on the map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.

0 186 376 Feet

REPORT PRINTED ON: 05/02/18 12:00:49 PM

© Riverside County GIS

NOTES

**INVOICE INV-00040143
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Bill Lattin

9824 Jonathan Ave
Cherry Valley, Ca 92223

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00040143	02/28/2018	02/28/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180018	0452 - CF&W Trust Record Fees	\$50.00
9465 Oak Glen Rd Beaumont, CA 92223		SUB TOTAL
		\$50.00

TOTAL \$50.00

Please Remit Payment To:

County of Riverside P.O. Box 1805 Riverside, CA 92502

Credit Card Payments By Phone:

760-883-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Director's Hearing: May 11, 2020

PROPOSED PROJECT

Case Number(s): Specific Plan No. 239 Amendment No. 1, General Plan Amendment No. 190008, Change of Zone No. 1900024
EIR No.: Environmental Impact Report
Area Plan: Lakeview/Nuevo

Applicant: Richland Developers Inc.

Representative: T&B Planning, Inc.

Zoning Area/District: Perris Reservoir District and Nuevo Zoning Area
Supervisory District: Fifth District
Project Planner: Russell Brady


Charissa Leach, P.E.
Assistant TLMA Director

Project APN(s): 307-070-003; 307-080-005, -006, -008; 307-090-001, -002, -004, -005, -006; 307-100-001, -003, -004, -005; 307-110-003, -004, -005, -007, -008, -009; 307-120-001, -002, -003; 307-220-001, -002, -004, -005, -009, -015; 307-230-019, -020, and 308-130-002

PROJECT DESCRIPTION AND LOCATION

Project Location and Setting

The overall project site is located within the unincorporated community of Nuevo. The project encompasses an area of approximately 582.9 acres generally located south of Ramona Expressway, northwest of the San Jacinto River, and north of Nuevo Road. The project site is currently vacant with prior agricultural use.

Project Description

The proposed project to be analyzed in the Environmental Impact Report (EIR) would be for the development of the project site for 389.2 acres of Light Industrial land uses, 49.1 acres of Business Park land uses, 8.0 acres of Commercial Retail land uses, Open Space – Conservation on 17.4 acres, Open Space – Conservation Habitat on 81.6 acres, and major roadways on 37.6 acres. The proposed project also includes an alternative land use plan to account for the anticipated development of the Mid-County Parkway that would cross the northwestern portion of the project site. This alternative land use plan includes 389.2 acres of Light Industrial land uses, 51.5 acres of Business Park land uses, 8.5 acres of Commercial Retail land uses, 17.4 acres of Open Space – Conservation, 81.6 acres of Open Space – Conservation Habitat, and major roadways on 34.7 acres.

Planning Entitlements

The project would consist of applications for a Specific Plan Amendment, General Plan Amendment, and Change of Zone, which are described below:

Specific Plan No. 239 Amendment No. 1 is a proposal to amend the existing Stoneridge Specific Plan from a primarily residential Specific Plan to a primarily industrial Specific Plan. This would include a land use plan for 389.2 acres of Light Industrial land uses, 49.1 acres of Business Park land uses, 8.0 acres of Commercial Retail land uses, Open Space – Conservation on 17.4 acres, Open Space – Conservation Habitat on 81.6 acres, and major roadways on 37.6 acres. The amended Specific Plan also includes an alternative land use plan for 389.2 acres of Light Industrial land uses, 51.5 acres of Business Park land uses, 8.5 acres of Commercial Retail land uses, 17.4 acres of Open Space – Conservation, 81.6 acres of Open Space – Conservation Habitat, and major roadways on 34.7 acres.

General Plan Amendment No. 190008 is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment.

Change of Zone No. 1900024 is a proposal to modify the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan.

PROJECT LOCATION MAP

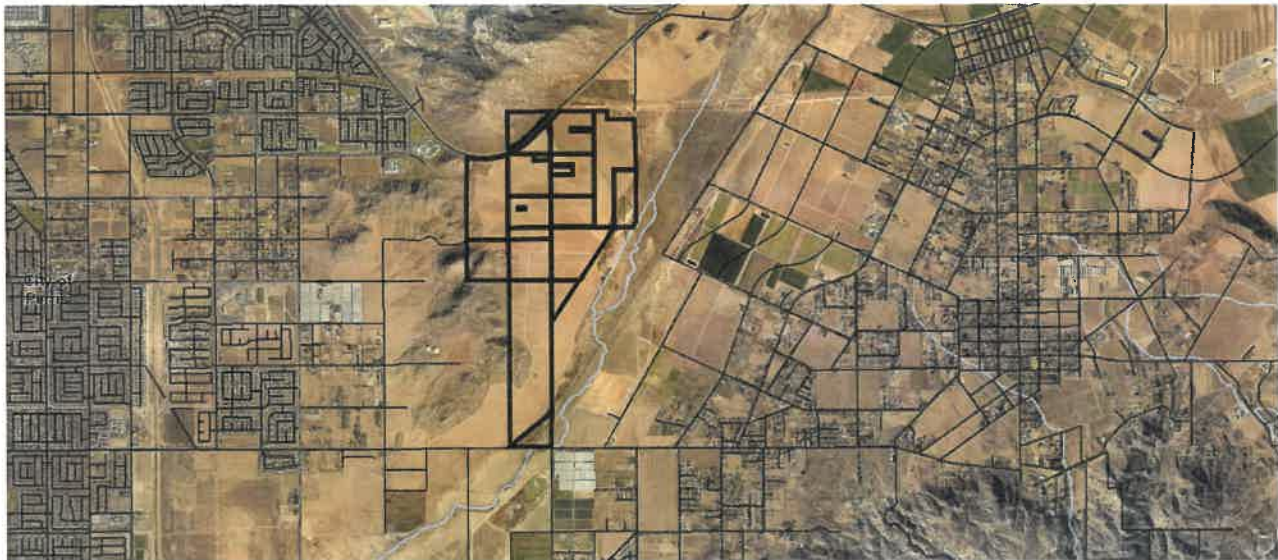


Figure 1 (Project Vicinity Map)

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development, Open Space
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Proposed General Plan Foundation Component:	Community Development, Open Space
Existing General Plan Land Use Designation:	Very High Density Residential (VHDR) (14-20 du/ac), Medium High Density Residential (MHDR) (5 – 8 du/ac), Community Center (CD:CC), Commercial Retail (CR) (0.20 – 0.35 FAR); Open Space: Recreation (OS:R), Open Space: Conservation (OS:C)
Proposed General Plan Land Use Designation:	Light Industrial (LI), Business Park (BP), Commercial Retail (CR), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH)
Surrounding General Plan Land Uses	
North:	Open Space: Conservation (OS:C), Medium Density Residential (MDR), Rural Residential (RR), Open Space: Conservation Habitat (OS:CH), Public Facilities (PF)
East:	Medium Density Residential (MDR), Open Space: Water (OS:W)
South:	Medium Density Residential (MDR), Open Space: Recreation (OS:R), Open Space: Water (OS:W), Public Facilities (PF)
West:	Medium Density Residential (MDR), Open Space: Conservation (OS:C), Community Center (CC), Open Space: Recreation (OS:R)
Existing Zoning Classification:	Specific Plan (SP 239)
Proposed Zoning Classification:	Specific Plan (SP 239)
Surrounding Zoning Classifications	
North:	Residential Agricultural, five-acre minimum (R-A-5), Controlled Development Areas (W-2)
East:	Residential Agricultural, five-acre minimum (R-A-5), Rural Residential (R-R)
South:	Planned Residential (R-4), Rural Residential (R-R), Watercourse, Watershed and Conservation Areas (W-1)
West:	Specific Plan (SP 246)
Existing Use:	Vacant/Undeveloped
Surrounding Uses	
North:	Vacant land, Lake Perris
East:	Vacant land, San Jacinto River
South:	Vacant land, San Jacinto River Existing SP area: Vacant/Undeveloped
West:	Vacant land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	582.9	N/A
Total Light Industrial Area (Acres):	389.2	N/A
Total Business Park Area (Acres):	51.5	N/A
Total Commercial Retail Area (Acres):	8.5	N/A
Total Open Space-Conservation Area (Acres):	17.4	N/A
Total Open Space-Conservation Habitat Area (Acres):	81.6	N/A

PROJECT BACKGROUND

Background:

Specific Plan No. 239 was originally approved in 1992 as a primarily residential Specific Plan. Substantial Conformance No. 1 to Specific Plan No. 239 and a Tentative Tract Map (TR32372) was approved in 2006. The Tentative Tract Map covered the whole Specific Plan area excluding the commercial Planning Areas in the northern portion of the Specific Plan. This Tentative Tract Map next expires in December 2020.

The current owner of the Specific Plan area intends to substantially alter the Specific Plan by making it for non-residential use, in particular for industrial uses. The new Environmental Impact Report would analyze the potential impacts from this wholly new land use plan for the Specific Plan.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

California Environmental Quality Act

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (“CEQA”) Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an EIR for the Project is warranted.

An EIR is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an EIR is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

As part of the Notice of Preparation (NOP) of the EIR, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent

of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report (FEIR), prior to the formal public hearing on the proposed project.

An EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the NOP period including those made by reviewing agencies in addition to those received at the Scoping Session. The EIR will be circulated in draft form, for Notice of Completion (NOC) review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the FEIR prior to scheduling a public hearing on this item.

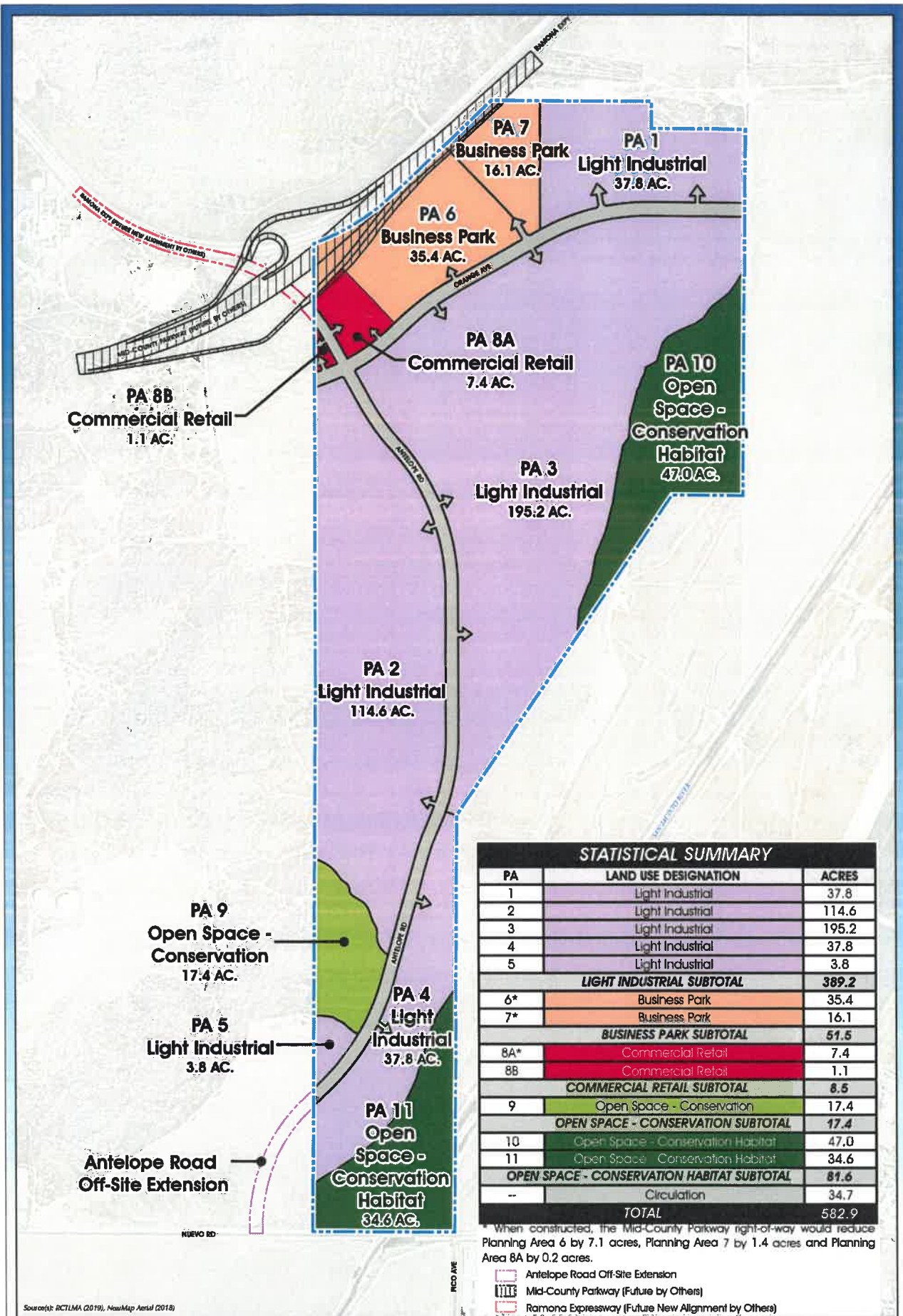
The NOP period began on April 27, 2020 and will run for thirty (30) consecutive days which is scheduled to conclude on May 27, 2020. No initial study has been prepared with the Notice of Preparation and all applicable topics pursuant to the CEQA guidelines will be addressed in the EIR.

PUBLIC HEARING NOTIFICATION AND OUTREACH

NOP notices were mailed to property owners within 1,000 feet of the proposed project site, and to public agencies, organizations, and local public libraries. As of the writing of this report Planning Staff has not received any written communication/phone calls.

PROJECT RECOMMENDATION

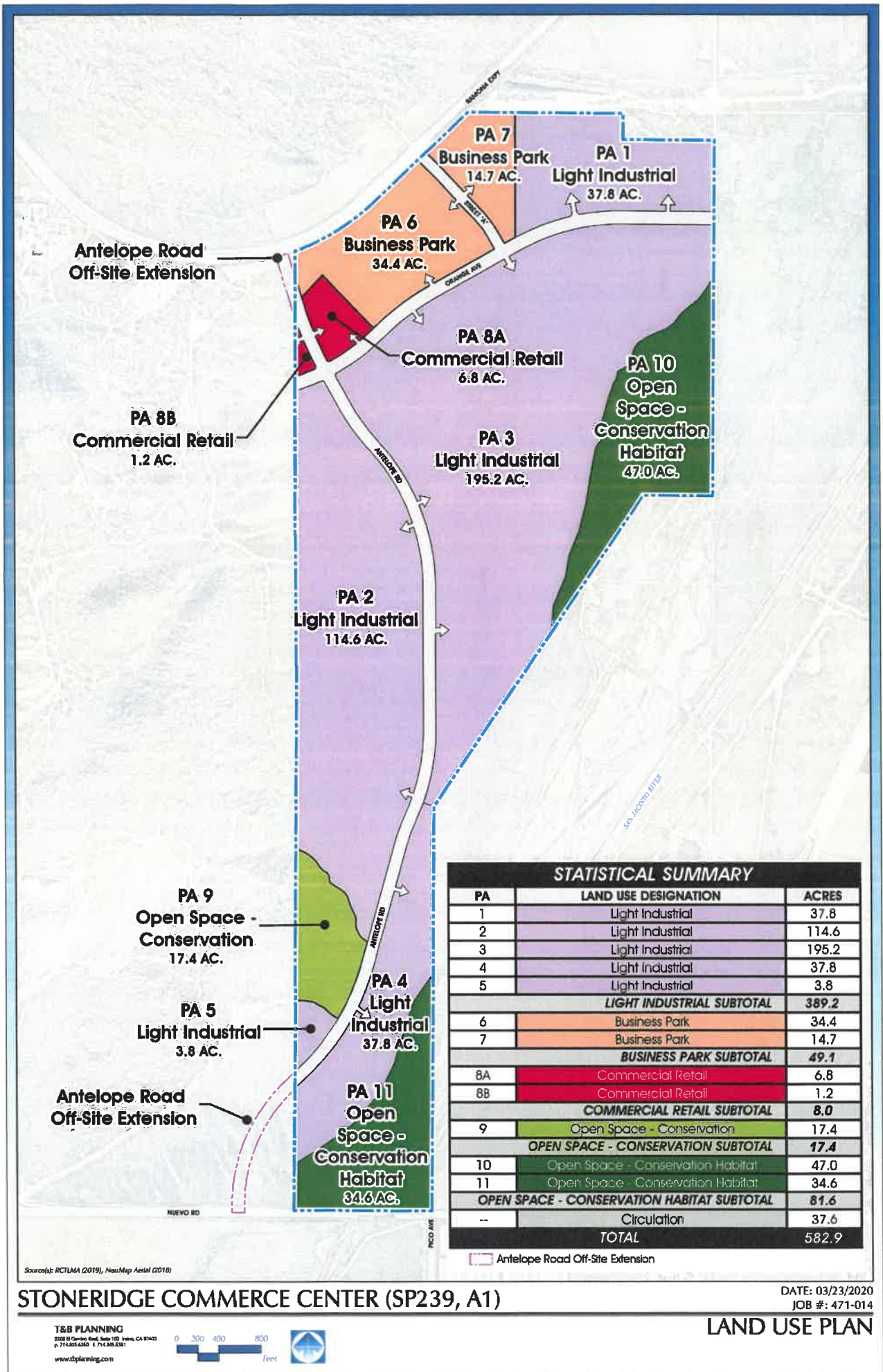
No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.



STONERIDGE COMMERCE CENTER (SP239, A1)

DATE: 03/31/2020
JOB #: 471-014





STONERIDGE COMMERCE CENTER (SP239, A1)

DATE: 03/23/2020
JOB #: 471-014

LAND USE PLAN

