



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

AUGUST 16, 2021

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

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

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

3.1 **TENTATIVE PARCEL MAP NO. 38229 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: Intersec Power c/o Amber Buric – Engineer/Representative Wallace Group – Fourth Supervisorial District – Palo Verde Valley – Chuckwalla Zoning Area – General Plan: Open Space (OS) – Agriculture (AG) – Zoning: Manufacturing- Medium (M-M) – Location: Northerly West Hobson Way, southerly of 10th Avenue, and westerly of Stephenson Boulevard – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of approximately 729.35 gross acres into two (2) parcels that are 30.88 gross acres and 698.47 gross acres, respectively. The Schedule “J” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. APN's: 824-080-005, 821-110-004, 821-120-025, 821-120-026, 821-120-027, 821-120-029, 821-120-039, 821-110-004, and 821-120-038. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

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

NONE

5.0 PUBLIC COMMENTS:




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Director's Hearing: August 16, 2021

PROPOSED PROJECT

Case Number(s):	TPM38229	Applicant(s): Intersec Power
Environmental:	Exempt	
Area Plan:	Palo Verde Valley	Representative(s): Amber Buric
Zoning Area/District:	Chuckawalla Area	
Supervisory District:	Fourth District	
Project Planner:	Travis Engelking	
Project APN(s):	824-080-005,821-110-004,821-120-025 821-120-026,821-120-027,821-120-029 821-120-039,821-110-040,821-120-038	 John Hildebrand Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38229 is a proposal for a Schedule "J" subdivision of approximately 729.35 gross acres into 2 parcels that are 30.88 gross acres and 698.47 gross acres, respectively. The Schedule "J" subdivision is for the division of land only. No grading or improvements are proposed via this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is within the Palo Verde Valley Area Plan, specifically located north West Hobson Way, south of 10th Avenue, and west of Stephenson Boulevard.

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 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 38229, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS) & Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural (RUR) & Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG); City of Blythe
West:	Public Facilities
Existing Zoning Classification:	Controlled Development Areas, 10 ac.min. (W-2-10) & Light Agriculture, 10 ac.min. (A-1-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Areas 10 ac. min. and Light Agriculture, 10 ac. min. (W-2-10) & (A-1-10)
East:	Light Agriculture, 10 ac. min. (A-1-10)
South:	Controlled Development Areas 5 ac. min (W-2-5); City of Blythe
West:	Manufacturing - Heavy (M-H)
Existing Use:	Vacant, Agriculture
Surrounding Uses	
North:	Agriculture
East:	Vacant
South:	Agriculture; City of Blythe
West:	Blythe Airport

Project Details:

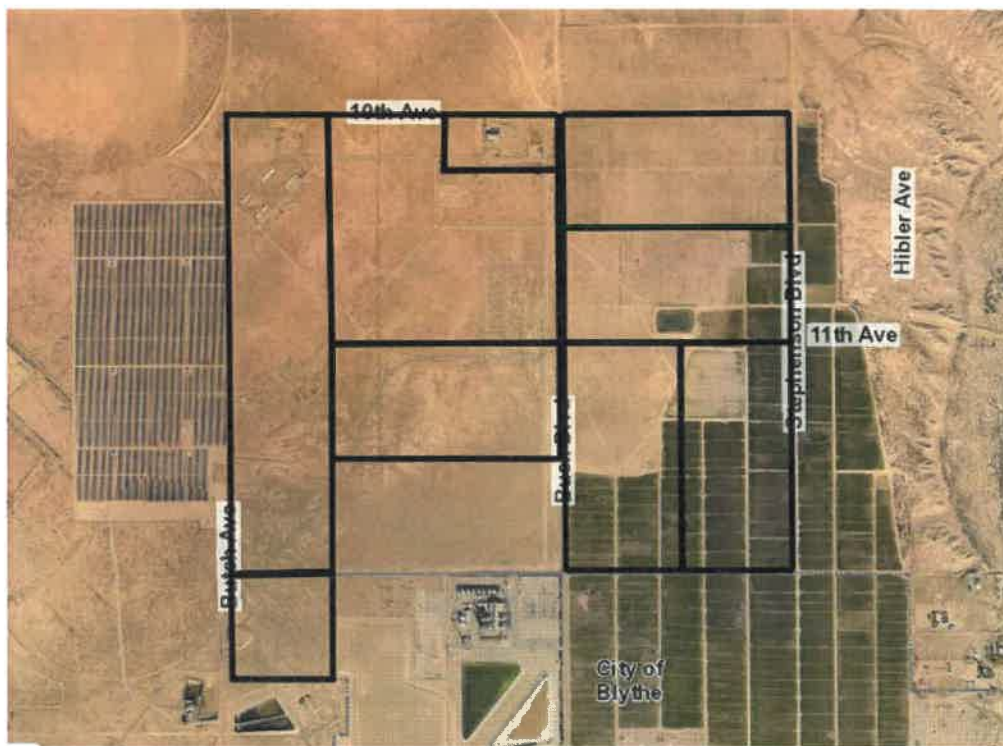
<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	729.35 gross acres	N/A
Proposed Parcel No. 1 (Acres)	30.88 gross acres	N/A
Proposed Parcel No. 2 (Acres)	698.47 gross acres	N/A
Total Proposed Number of Lots:	2	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	Yes – Blythe
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes - Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Blythe Airport, Zone C

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 38229

On July 26, 2021, the applicant, Intersect Power, submitted Tentative Parcel Map No. 38229 (TPM38229) to the County of Riverside for consideration. The application proposes a Schedule "J" subdivision of a 729.35 gross acre lot into two parcels, resulting in a 30.88 gross acre and 698.47 gross acre lot. The subject site is currently vacant, and the current Project does not propose any new development at this time.

The action that led to this Project request was the recordation of Certificate of Parcel Merger No. 200010 (CPM200010), which was recorded on June 24, 2021 as Document #2021-0382419. CPM200010 was filed with the Riverside County Survey Department on May 14, 2020 requesting the merger of nine (9) parcels for the purposes of developing a photovoltaic solar farm. APN 824-080-005 was included as part of CPM200010, which the applicant did not intend to have as a part of the resulting merged parcel. As such, the applicant has requested a subdivision of what was previously APN 824-080-005, thus resulting in the two proposed parcels of TPM38229.

General Plan Consistency

The Project site has General Plan Foundation Components of Open Space (OS) and Agriculture (AG) and Land Use Designations of Rural (RUR) and Agriculture (AG). The OS-RUR designation is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources may be permissible, provided that it maintains scenic resources from residential neighborhoods and major roadways and does not detract from protecting endangered species

The AG designation is applied to areas that help conserve productive agricultural lands within the County. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger.

The proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan, as is further detailed in the Land Use Findings below.

Zoning/Development Standards

The subject site has current zoning classifications of W-2-10 and A-1-10. Future development of the site will be subject to the development standards outlined in Article XIII Section 13.2 of Ordinance No. 348 for the A-1 zone, and Article XV Section 15.2 of Ordinance No. 348 for the W-2 zone. If any future development is proposed for the site, staff will review that proposal to determine that it is compliant with the applicable development standards of the applicable zoning classification, as well as any future CEQA action that may be required.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed Project has been determined to be categorically exempt pursuant to Section 15061(b)(3) (the Common Sense Exemption) of the California Environmental Quality Act (CEQA). The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The proposed Tentative Parcel Map is a Schedule "J" map, which is for financing or conveyance purposes only. As such, the Project does not propose any grading, ground disturbance, or construction and, therefore, would not result in any physical changes to the site. The proposed project will subdivide an existing 729.95 acres into 2 parcels ranging in size from 30.88 gross acres for Parcel 1, and 698.47 gross acres for Parcel 2. Any future proposed development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA..

Based on these findings, the Project, as proposed, complies with the guidelines of Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act. Therefore, the Project, as proposed, is exempt.

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 General Plan Foundation Designations of Open Space-Rural (OS-RUR) and Agriculture: Agriculture (AG:AG). The proposed Project is for the subdivision of approximately 729.35 gross acres into 2 parcels for the purposes of financing. The proposed subdivision will assist in the development of the site for separate commercial uses consistent with the General Plan. No grading or construction will be a part of this Map.
2. The subject site has current zoning classifications of W-2-10 and A-1-10. The Proposed Tentative Parcel Map is a Schedule 'J' map, and it does not propose any grading or construction. Future development of the site will be subject to the development standards outlined in Article XIII Section 13.2 of Ordinance No. 348 for the A-1 zone, and Article XV Section 15.2 of Ordinance No. 348 for the W-2 zone.

Entitlement Findings

Tentative Parcel Map

Tentative Parcel Map No. 38229 is a proposal to subdivide 729.5 acres into two 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. The Schedule "J" subdivision is for the division of land only. No

grading or improvements are proposed via this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

2. The site of the proposed land division is physically suitable for the type of development and density proposed of the development. The Schedule "J" subdivision is for the division of land only. No grading or improvements are proposed via this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.
3. 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. The Schedule "J" subdivision is for the division of land only. No grading or improvements are proposed via this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The Schedule "J" subdivision is for the division of land only. No grading or improvements are proposed via this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.
5. 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 "J" Map which is for financing/conveyance purposes only. No physical changes will occur since no grading or improvements are proposed via this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

Other Findings

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan, nor a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within the Blythe Sphere of Influence. Because there was no proposed development or road improvements for this project, no letter was provided to the City of Blythe because the subdivision is a proposed Schedule J subdivision for Financial/conveyance reasons only.
3. The project site is located within the Blythe Airport Influence Area ("AIA"). There is no new development proposed for this project, the Airport Land Use Commission review is not required, because the proposed tentative parcel map will not alter the allowed uses or intensity of the site boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
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 not located within a Cal Fire State Responsibility Area (“SRA”) and it is not located in a fire hazard 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 Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/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 Director’s Hearing decision.

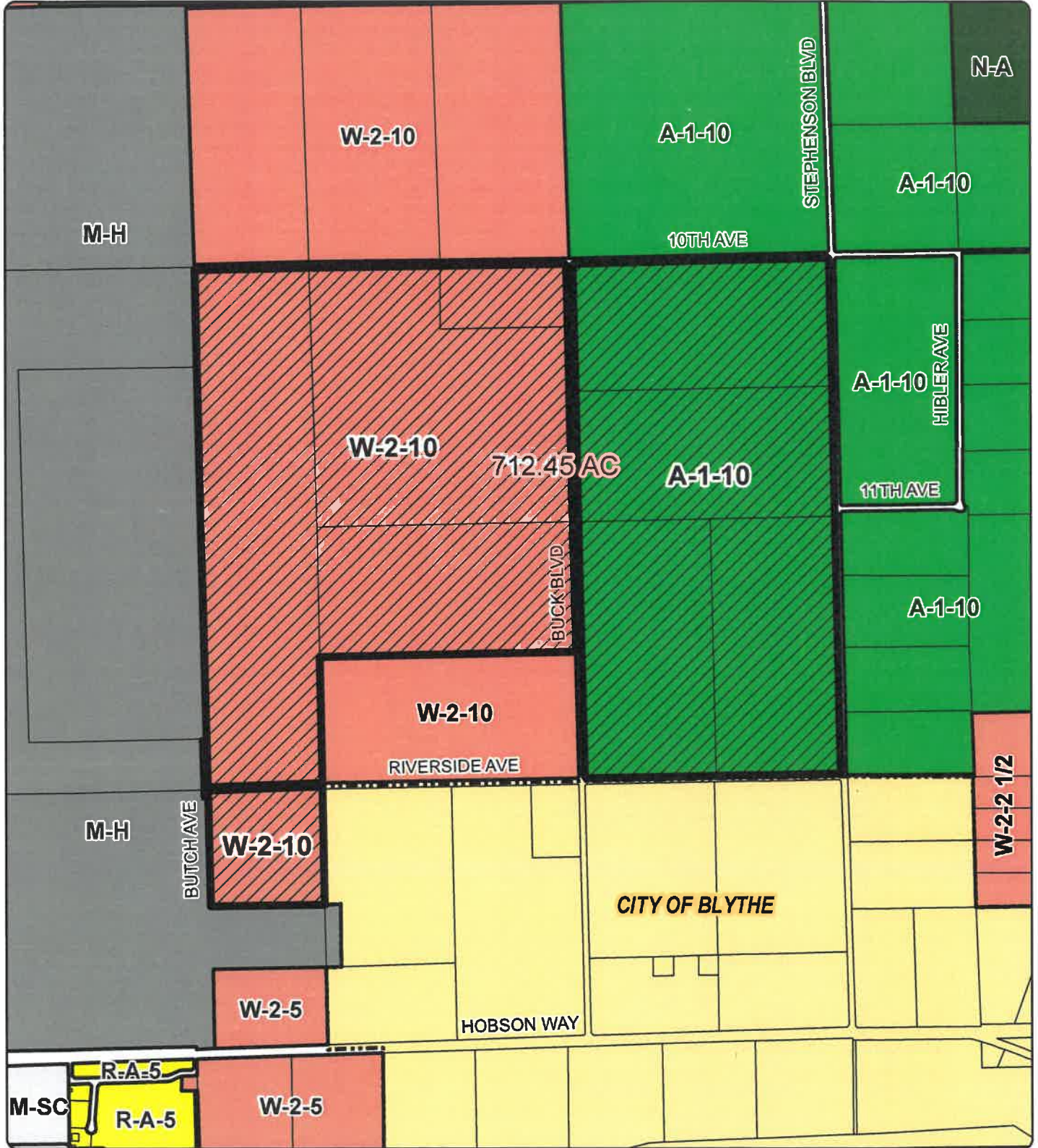
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38229

EXISTING ZONING

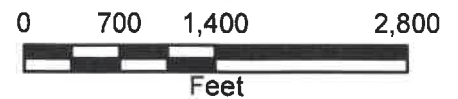
Supervisor: Perez
District 4

Date Drawn: 07/27/2021
Exhibit 2



Zoning Area: Chuckawalla

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.rctma.org>

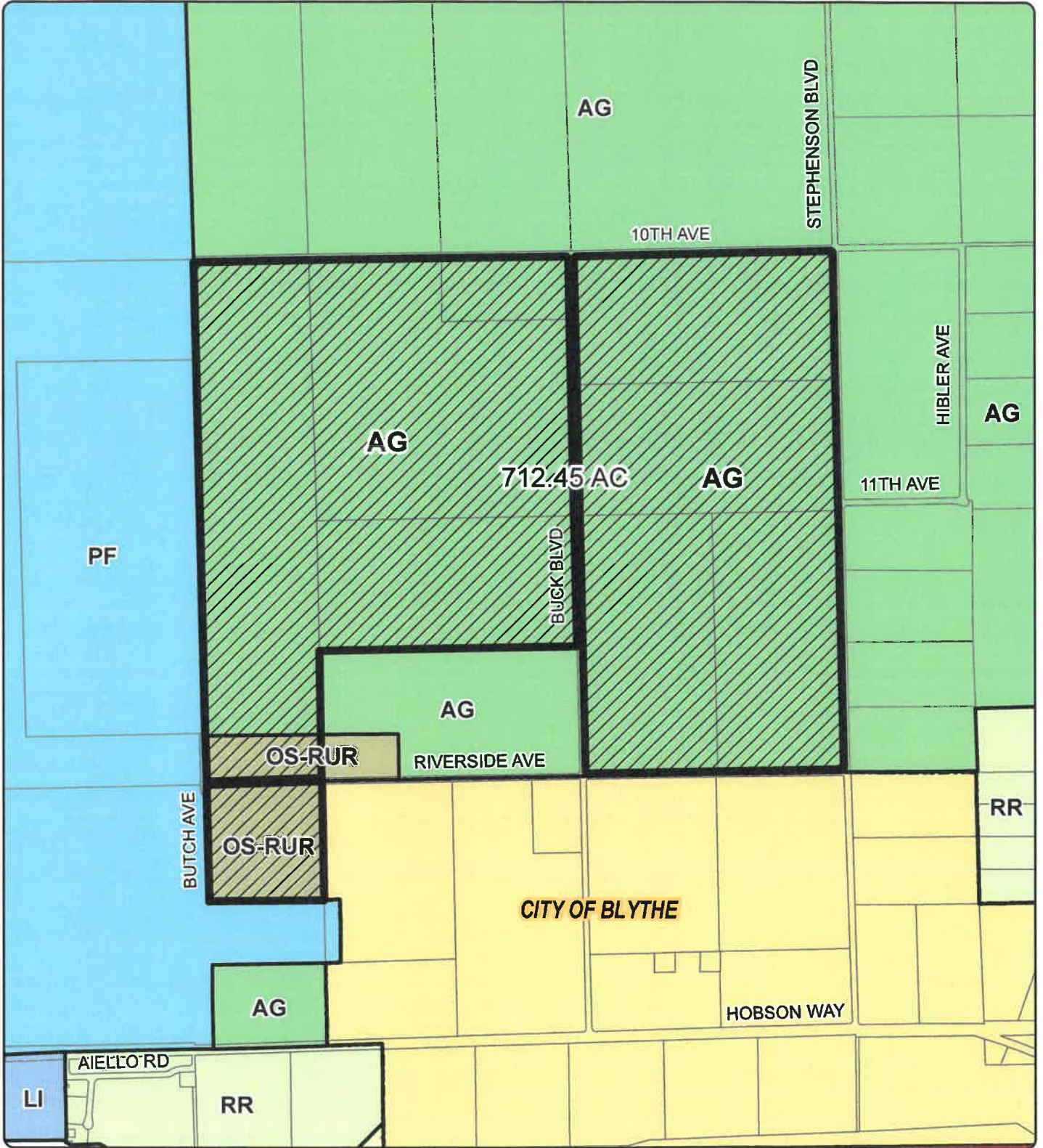
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38229

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 07/27/2021
Exhibit 5



Zoning Area: Chuckawalla

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

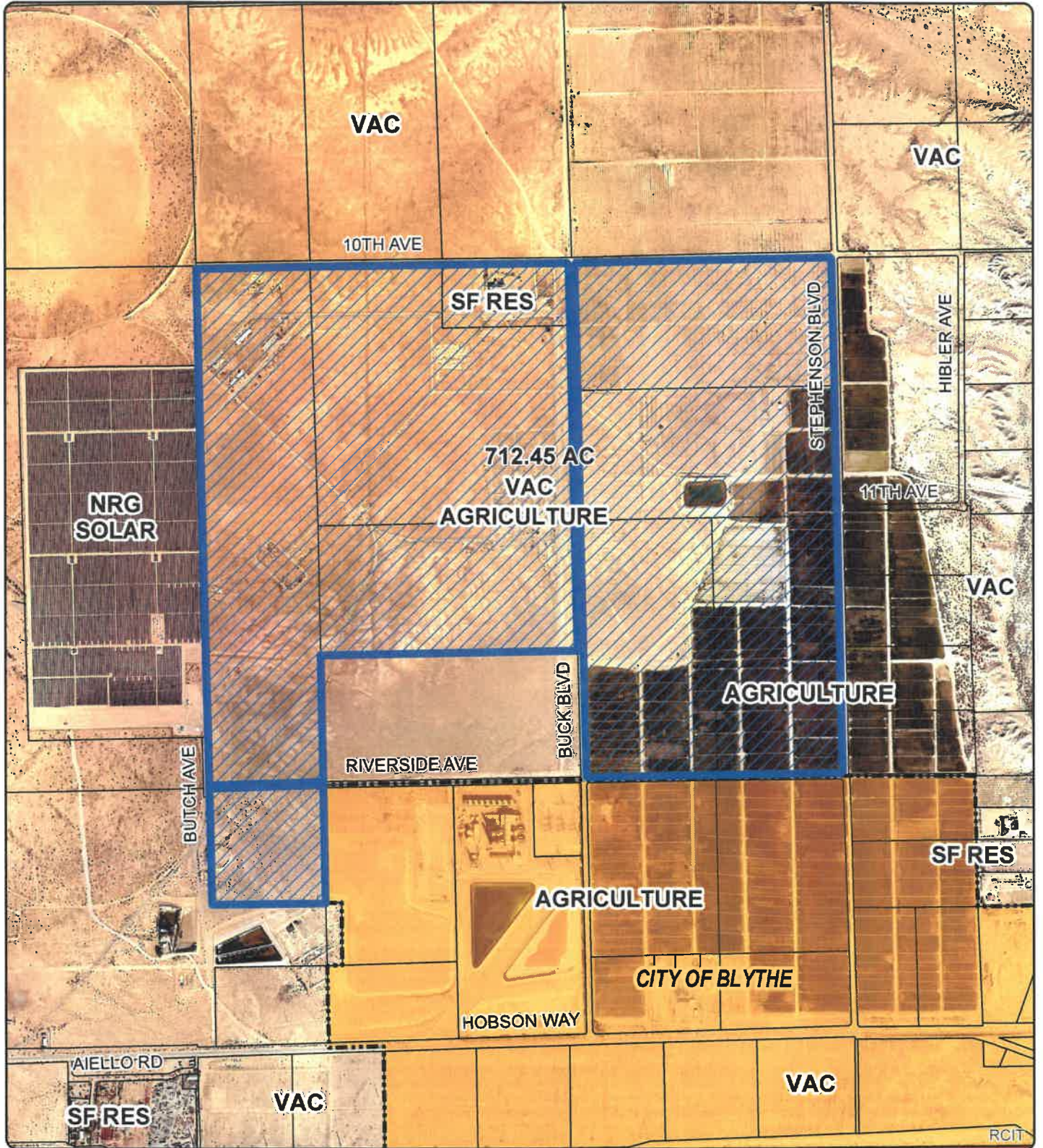
TPM38229

LAND USE

Supervisor: Perez
District 4

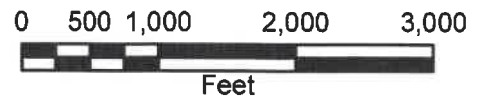
Date Drawn: 07/27/2021

Exhibit 1



Zoning Area: Chuckawalla

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)955-9200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rcdma.org>

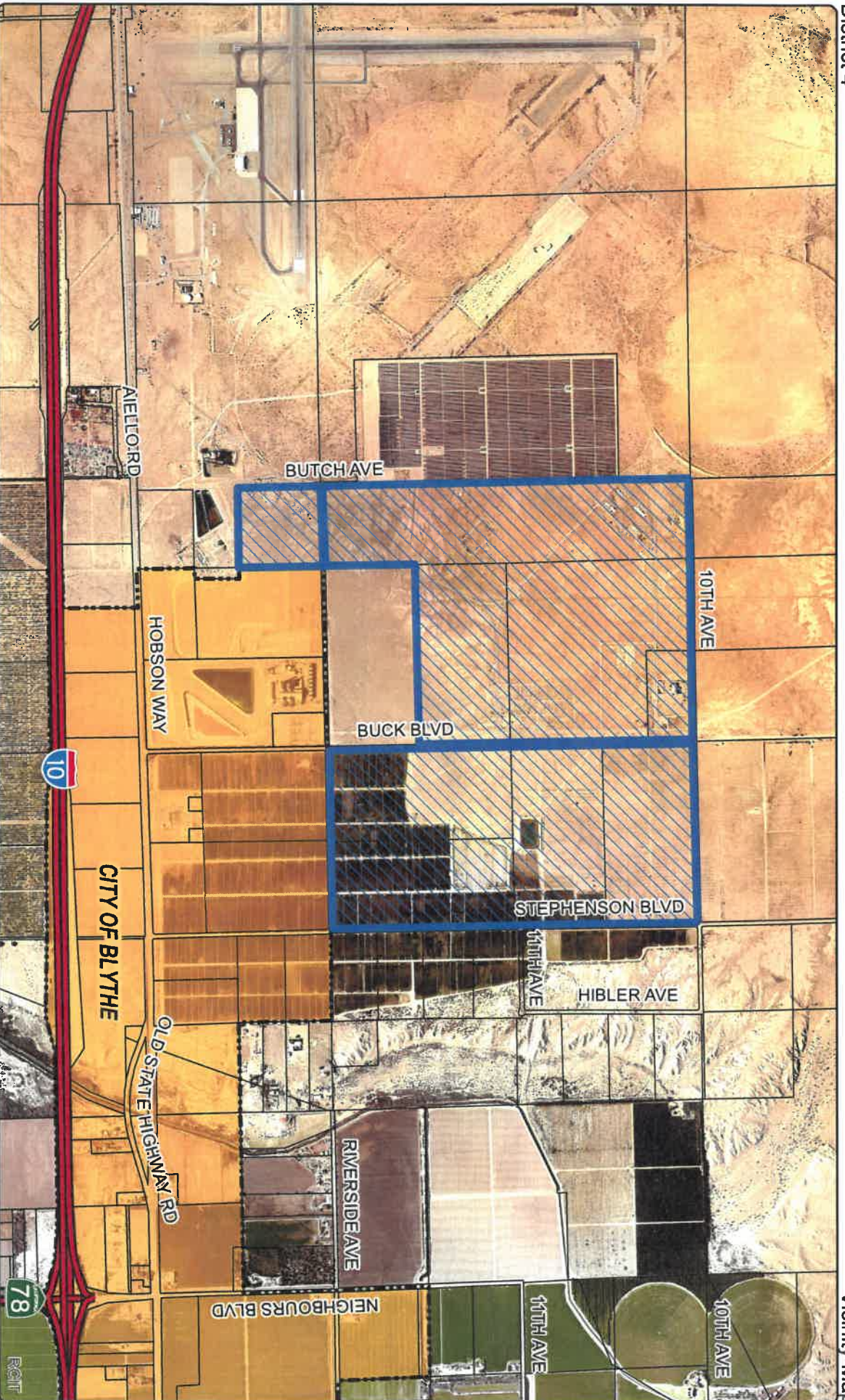
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38229

VICINITY/POLICY AREAS

Supervisor: Perez
District 4

Date Drawn: 07/28/2021
Vicinity Map

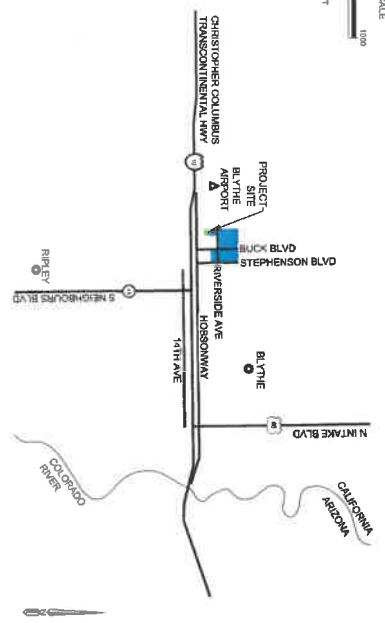
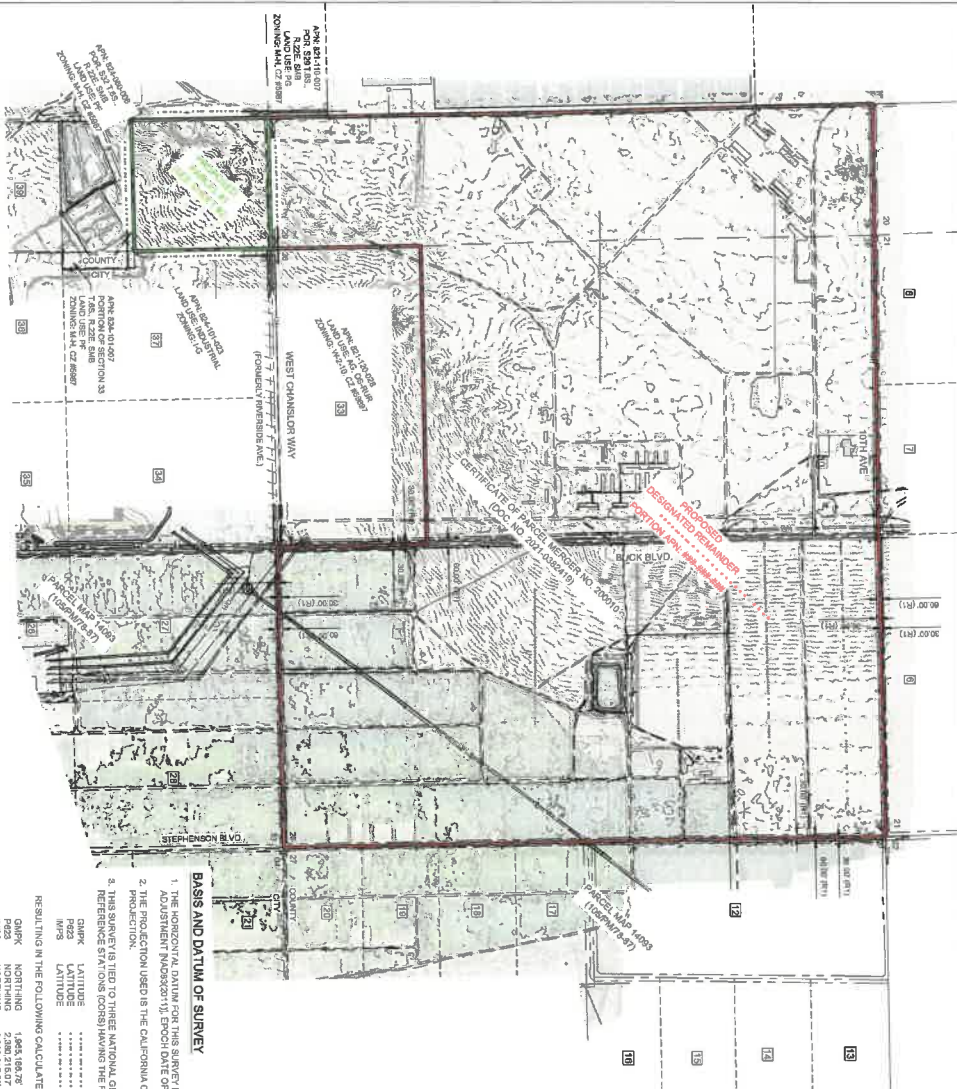


Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations are effective January 1, 2022. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)355-3300 (Western County) or in Palm Desert at (760)864-8277 (Eastern County) or website <https://www.riversideca.gov>



VICINITY MAP

NOT TO SCALE

TENTATIVE PARCEL MAP NOTES:

1. THE PROPOSED TENTATIVE PARCEL MAP SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS PORTION OF THE LAND INDICATED.
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AREAS

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SCHOOL DISTRICT

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LAND USE DESIGNATION:

1. THE PROPOSED TENTATIVE PARCEL MAP SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS PORTION OF THE LAND INDICATED.
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TENTATIVE PARCEL MAP NO. 38229

LEGAL DESCRIPTION:
 BEING A PORTION OF THE LAND DESCRIBED IN THE CERTIFICATE OF PARCEL MAP NO. 200010 AND A SUBDIVISION OF A PORTION OF CERTIFICATE OF MERGER NO. 200010 WITH A DESIGNATED REMAINDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

APPLICATION INFORMATION:

APPLICANT: QILA FROM LAND, LLC

RECORD OWNERS: CO RENEWABLE RESOURCES GROUP
 110 S LA BREA AVENUE, 3RD FLOOR
 LOS ANGELES, CA 90008

EXHIBIT PREPARED BY: WALLACE GROUP

ADDRESS: 612 CLAYTON COURT, SAN LUIS OBISPO, CA 93041

PHONE NUMBER: 805-544-0111

SCALE: 1" = 500'

PARCEL LEGEND:

- BOUNDARY OF CERTIFICATE OF PARCEL MAP NO. 200010
- BOUNDARY OF PROPOSED DESIGNATED REMAINDER
- BOUNDARY OF ROAD RIGHT OF WAY
- EXISTING ROAD RIGHT OF WAY
- EXISTING LOT LINES
- SECTION LINES
- GRID LINES (CALIFORNIA STATE PLAT)
- GRID LINES (RIVERSIDE COUNTY)

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A SURVEY MADE BY ME AT THE REQUEST OF INTEREST FOR THE PURPOSES OF THE CALIFORNIA SUBDIVISION MAP ACT OF 1942.

DATE: 7/20/21

SURVEYOR: WALLACE GROUP

BASIS AND DATUM OF SURVEY:

1. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), EPOCH DATE OF 2010.00.
2. THE PROJECTION USED IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 9 PROJECTION.
3. THIS SURVEY IS TIED TO THREE NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) HAVING THE FOLLOWING PUBLISHED COORDINATES AND POSITIONS:

CORS	LATITUDE (NORTHING)	LONGITUDE (WESTING)
9500	4420000.00	1180000.00
9501	4420000.00	1180000.00
9502	4420000.00	1180000.00

RESULTING IN THE FOLLOWING CALCULATED CCS83, ZONE 9 PROJECTION:

CORS	NORTHING	EASTING
9500	4420000.00	1180000.00
9501	4420000.00	1180000.00
9502	4420000.00	1180000.00

4. ALL MEASUREMENTS TAKEN, SHOWN, AND REPRESENTED HEREON ARE IN METRIC UNITS. THE FACTOR AND CONVERSION ANGLE FOR THE PROJECT WERE CALCULATED AT THE POINT ONE METER OF PARCEL 38 OF SAID R1 AND HAVING THE FOLLOWING VALUES:

UNIT	CONVERSION FACTOR	CONVERSION ANGLE
METER	39.3700957	0.0000000
FOOT	0.3048006	0.0000000

5. THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND CONFORM TO THE NGVD 83 DATUM. CLASS II BENCHMARK DESIGNATED "T 1007" BEING POINT NUMBER 8003 OF THIS SURVEY, AND HAVING A PUBLISHED NAVMID ELEVATION OF 563.17 FEET.

DUE TO THE DISTANCES HEREON BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

REV.	DATE	DESCRIPTION OF REVISION	BY

EXHIBIT AMENDMENT BLOCK

1 OF 2 SHEETS

DATE: 10/20/21
 DRAWING NO. 1

612 CLAYTON COURT
 SAN LUIS OBISPO, CA 93041
 805-544-0111

WALLACE GROUP
 1000 W. 10TH ST.
 SUITE 200
 RIVERSIDE, CA 92507
 951-781-1000

Intersect Power

TENTATIVE PARCEL MAP NO. 38229
 BEING A PROPOSED ONE PARCEL SCHEDULE J PARCEL MAP & SUBDIVISION OF A PORTION OF CERTIFICATE OF MERGER NO. 200010 WITH A DESIGNATED REMAINDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



TPM38229

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38229. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38229) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38229 is a proposal for a Schedule "J" subdivision of approximately 729.35 gross acres into 2 parcels that are 30.88 gross acres and 698.47 gross acres, respectively. The Schedule "J" subdivision is for the division of land only. No grading or improvements are proposed for this subdivision. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
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. 555 (Surface Mining and Reclamation)
 - 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)
 - 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)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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 Plot Plan, 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 Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests; and

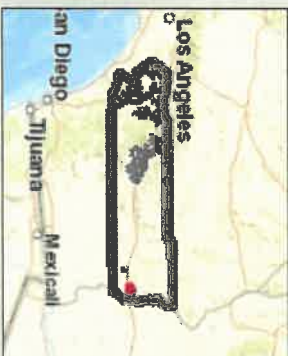
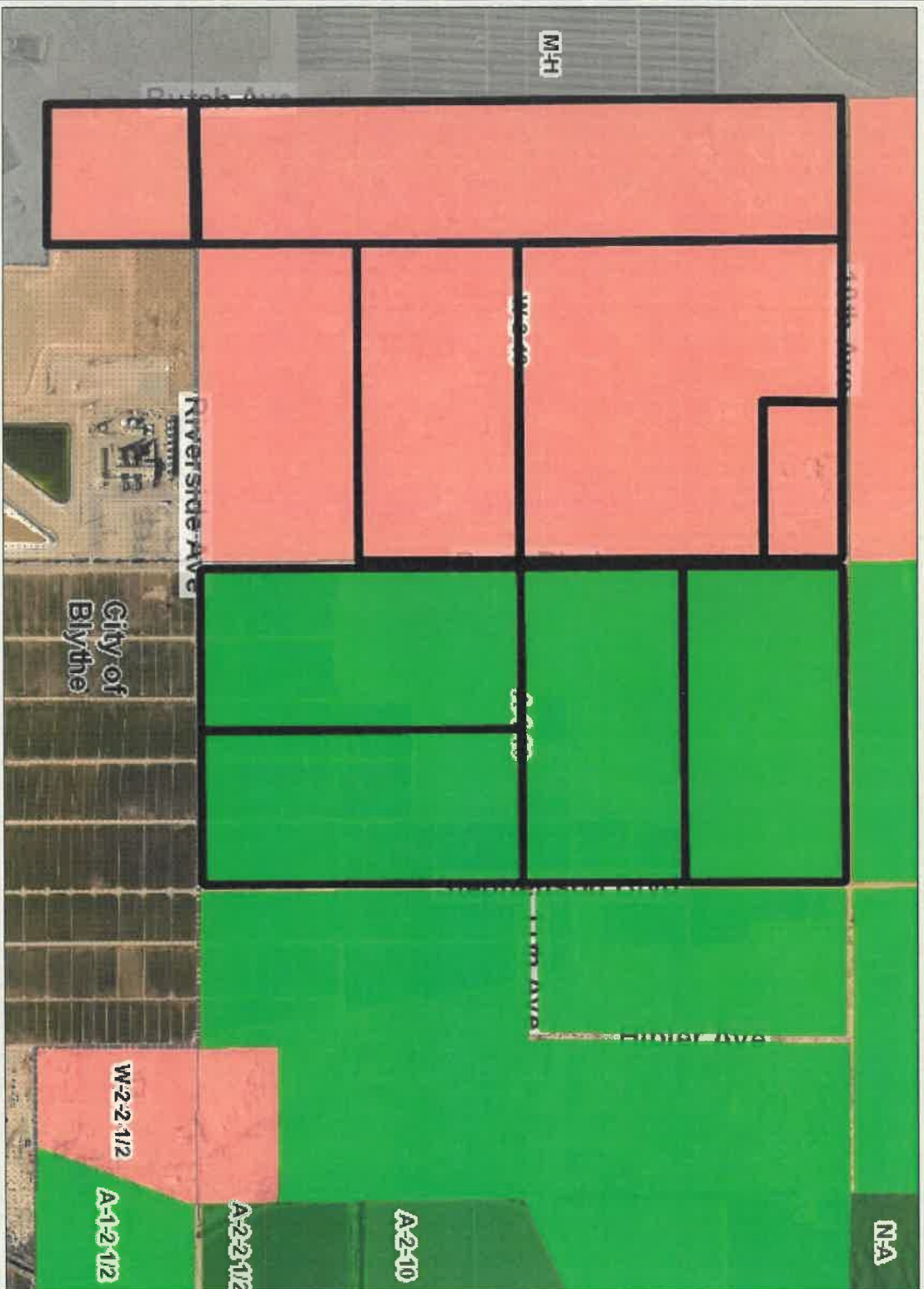
(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

Map My County Map



Legend

- Zoning**
- OTHER ZONING
 - A-1
 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10
 - A-P-2 1/2

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.



3,009 Feet



REPORT PRINTED ON... 8/3/2021 1:11:21 PM

© Riverside County GIS



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input checked="" type="checkbox"/> Tentative Parcel Map (SCHEDULE J)	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Life)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):		
Contact Person:	Amber <small>First Name</small>	Buric <small>Last Name</small>
E-mail Address:	amber@intersectpower.com	
Mailing Address:	9450 <small>Street Number</small>	SW Gemini Drive, #PMB 68743 <small>Street Name</small>
	Beaverton <small>City</small>	Oregon <small>State</small>
		97008 <small>Zip Code</small>
Daytime Phone No.:	412.779.7516	Mobile Phone No.: 412.779.7516

Engineer/Representative Contact, if any:		
Contact Person:	Clayton <small>First Name</small>	Bradshaw <small>Last Name</small>
E-mail Address:	cbradshaw@wallacegroup.us	
Mailing Address:	612 <small>Street Number</small>	Clarion Court <small>Street Name</small>
	San Luis Obispo <small>City</small>	CA <small>State</small>
		93401 <small>Zip Code</small>
Daytime Phone No.:	805.544.4011	Mobile Phone No.:

Property Owner Contact:		
Contact Person:	Rupal <small>First Name</small>	Patel <small>Last Name</small>
E-mail Address:	rpatel@renewablegroup.com	
Mailing Address:	113 <small>Street Number</small>	S. La Brea <small>Street Name</small>
	Los Angeles <small>City</small>	CA <small>State</small>
		90036 <small>Zip Code</small>
Daytime Phone No.:	323.936.9303	Mobile Phone No.:

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

Formerly known as 824-080-005

Approximate Gross Acreage: **30.88 ac**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 10/14/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

CHECK ONE AS APPROPRIATE:

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed project; (extra pages may be attached, if necessary). For modifications to existing approved projects, describe the existing approved project AND the proposed changes, and quantify the differences.

Parcel 824-080-005 was included in the Certificate of Parcel Merger recorded on June 24, 2021, as Document # 2021-0382419 (CPM 200010). We now need to subdivide this tract from the merger.

- Check this box if submitting a Commercial Cannabis Conditional Use Permit.
Please ensure to following the [Filling Instructions for Commercial Cannabis Application](#).

SUBDIVISION PROPOSAL (if applicable):

Map Improvement Schedule:	Subdivision Density:	Dwelling Units per Acre.
Number of Existing Lots:	Vesting Map:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Developable Lots:	Planned Unit Development (PUD):	Yes <input type="checkbox"/> No <input type="checkbox"/>
Minimum Developable Lot Size:	Sewered:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Non-Developable Lots (<i>excluding streets</i>):		

LAND DIVISION PHASING MAP PROPOSAL (if applicable):

CHECK ONE AS APPROPRIATE:

- Review by Advisory Agency (Minor Change) Review by County Staff (Land Division Unit Map)

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.

STEP 2: This completes the required information on this Subdivision Map or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the links below:

[Filing Instructions for Subdivision Map Application, or](#)

[Filing Instructions for Plot Plan, Use Permit, Revised Permit, or Variance Application, or](#)

[Filing Instructions for Commercial Cannabis Application](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_Subdivision_Map_or_Use_Permit.docx
 Created: 07/01/2015 Revised: 10/14/2020

RECORDING REQUESTED BY
RIVERSIDE COUNTY

When recorded, return to:

Riverside County Transportation Department
8th Floor County Administrative Center
4080 Lemon Street, Riverside, CA 92502-1409
Mail Stop # 1080

This document was electronically submitted to the County of Riverside for recording
Received by: KAREN #277

No Fee, 6103 Government Code
Benefit of Riverside County Transportation Dept.

CERTIFICATE OF PARCEL MERGER NO. 200010

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Gila Farm Land LLC	821-110-004; 821-120-025; 821-120-026; 821-120-027; 824-080-005
	821-120-029; 821-120-039; 821-120-038; 821-120-040

LEGAL DESCRIPTION OF MERGED PARCELS
See attached - Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)	
aka. Jacob Arqeh Swiller Print Name/Title: J. Ari Swiller/Authorized Signatory	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:

RIVERSIDE COUNTY SURVEYOR'S APPROVAL

This document reviewed and approved by Riverside County Surveyor.



BY: Deputy Date: 6/23/21

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF _____)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____ before me, _____
(Date) (Name and Title of Officer)
personally appeared _____
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

See next sheet for notary.

Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On February 4, 2021 before me, Brenda L. Cabrera Notary Public,
(Here insert name and title of the officer)

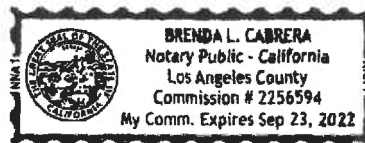
personally appeared Jacob Argen Swiller,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he (s) she/they executed the same in his (s) her/their authorized capacity(ies), and that by his (s) her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
*Deputy for Transportation/Planning and
Development*

Mark Lancaster
Director of Transportation

Transportation Department

Case Number: CPM200010

Date: 6/23/2021

Riverside County Surveyor's Office

Riverside County Surveyor's Office

Attest:

SIGNATURE

SIGNATURE

Wesley Hohenberger

PRINTED NAME

Natalia Garcia Mason

PRINTED NAME

Senior Engineering Technician

TITLE

Senior Engineering Technician

TITLE

Exhibit "A"
Certificate of Parcel Merger 200010

That portion of Sections 28, 29, and 32 of Township 6 South of Range 22 East of the San Bernardino Meridian, in the County of Riverside, State of California according to the official plat of said land filed in the District Land Office, also shown as Parcel 9 through Parcel 16 inclusive, Parcel 29 through 32 inclusive and Parcel 38, of Parcel Map 14,093 filed in Book 105, pages 78 through 87 inclusive of Parcel Maps in the Office of the County Recorder of said County, described as follows:

Beginning at the corner common to Sections 20, 21, 28, and 29 of Township 6 South of Range 22 East of the San Bernardino Meridian, being on the centerline of 10th Avenue, per said Parcel Map No. 14,093;

Thence along the centerline of said 10th Avenue and along the line common to Sections 21 and 28 of said Township North 89°12'49" East 2640.04 feet to the quarter corner common to said sections 21 and 28;

Thence continuing along the centerline of said 10th Avenue and said common Section line North 88°39'57" East 2647.05 feet to the intersection with the centerline of Stephenson Boulevard, being the corner common to Sections 21, 22, 27, and 28 of said Township per said Parcel Map;

Thence along the centerline of said Stephenson Boulevard and along the line common to said Sections 27 and 28 South 01°08'25" East 2642.83 feet to the quarter corner common to said Sections 27 and 28;

Thence continuing along the centerline of said Stephenson Boulevard and along said common Section line South 01°07'58" East 2640.00 feet to the intersection with the centerline of Riverside Avenue, being the corner common to Sections 27, 28, 33, and 34 of said Township;

Thence along the centerline of said Riverside Avenue South 89°01'08" West 2644.77 feet to the intersection with the centerline of Buck Boulevard, also being the southwest corner of Parcel 30 per said Parcel Map, and also being on the east line of the southwest quarter of said Section 28;

Thence along the centerline of said Buck Boulevard and along said east line of said southwest quarter North 01°09'40" West 1315.43 feet to the southeast corner of Parcel 32 per said Parcel Map;

Thence along the south line of said Parcel 32 South 88°52'13" West 2621.00 feet to the southwest corner of Parcel 32;

Thence along the west line of Parcel 33 per said Parcel Map South 00°59'25" East 1313.16 feet to the northeast corner of Parcel 38 per said Parcel Map;

Thence along the east line of said Parcel 38 South 00°59'26" East 1200.00 feet to the southeast corner of said Parcel 38;

Thence along the south line of said Parcel 38 South 88°43'46" West 1149.87 feet to the southwest corner of said Parcel 38;

Thence along the west line of said Parcel 38 North 00°59'26" West 1200.00 feet to the northwest corner of said Parcel 38;

Exhibit "A"
Certificate of Parcel Merger 200010

Thence along the west line of Parcel 9 per said Parcel Map North 00°59'25" West 2625.27 feet to an angle point thereof;

Thence continuing along the west line of said Parcel 9 North 01°39'21" West 2664.96 feet to the northwest corner of said Parcel 9, being on the centerline of 10th Avenue per said Parcel Map, and also being on the line common to Sections 20 and 29 of said Township;

Thence along the centerline of said 10th Avenue and along said common Section line North 89°13'44" East 1150.00 feet to the **Point of Beginning**.

Containing 730.20 acres more or less.

The above-described land is graphically shown on Exhibit "B", being 3 sheets, attached hereto and made a part hereof.



Clayton L. Bradshaw, P.L.S. 8298
Date Signed: 4/20/2021



Record Owner(s): Gila Farm Land, LLC

Address: c/o Renewable Resources Group
113 S. La Brea Avenue, 3rd Fl
Los Angeles, CA 90036

Exhibit Prepared by: Wallace Group

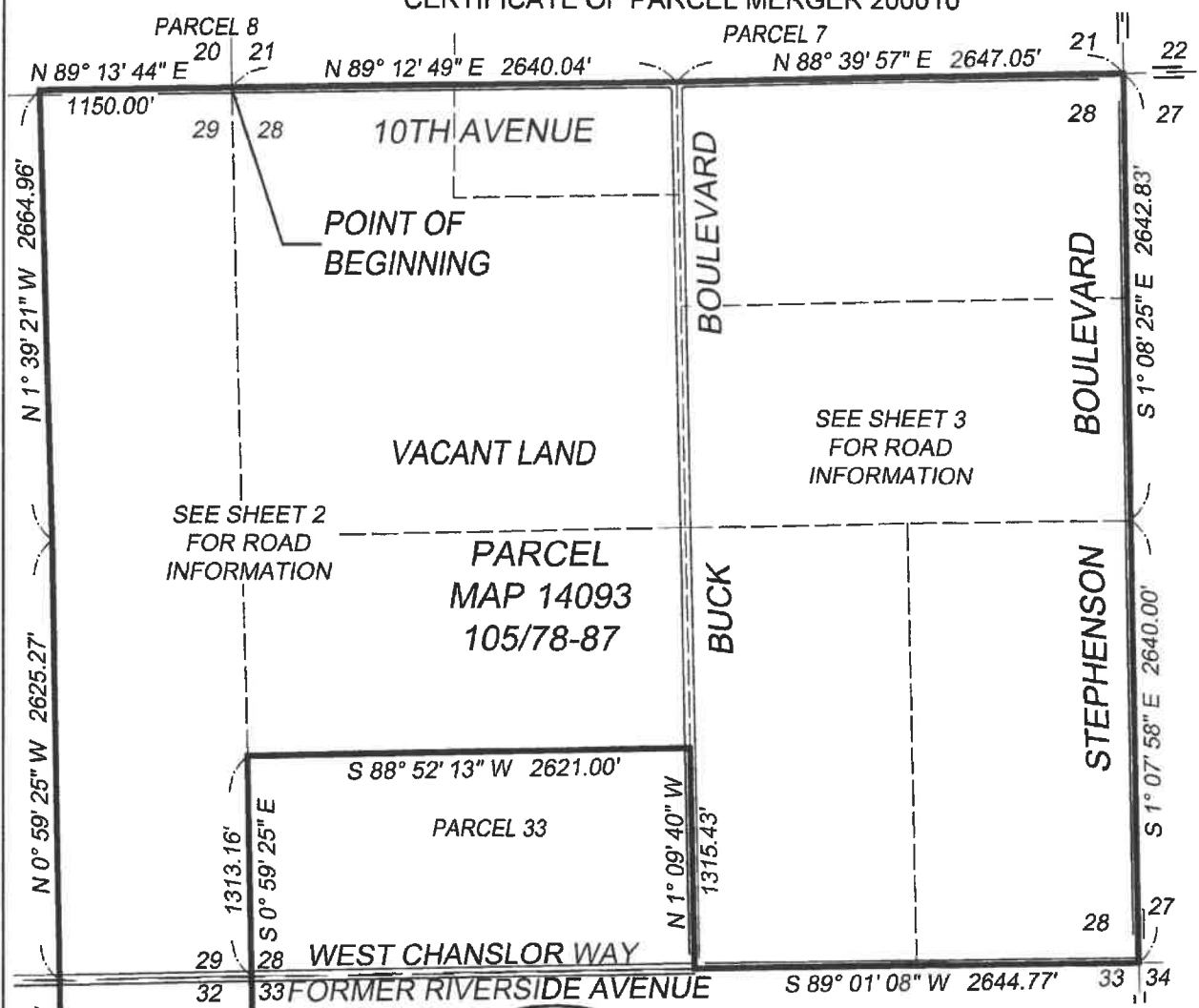
Address: 612 Clarion Court, San Luis Obispo, CA 93401

Phone Number: 805-544-4011

Scale: 1 inch= 1200 feet

Assessor's Parcel Number (s): 821-110-004; 821-120-025; 821-120-026; 821-120-027;
824-080-005; 821-120-029; 821-120-038; 821-120-039; and
821-120-040

EXHIBIT "B"
CERTIFICATE OF PARCEL MERGER 200010



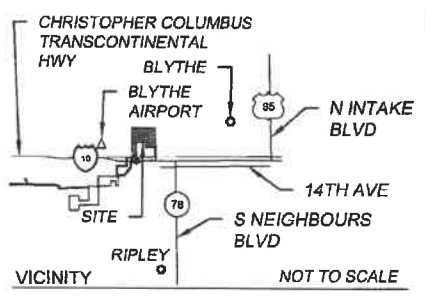
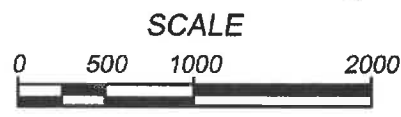
LEGEND:
 --- LINES TO BE REMOVED

NOTE: BEARINGS AND DISTANCE PER PARCEL MAP 105/78-87

Note: The land delineated on this plat is described in Exhibit "A" attached hereto and made a part hereof.

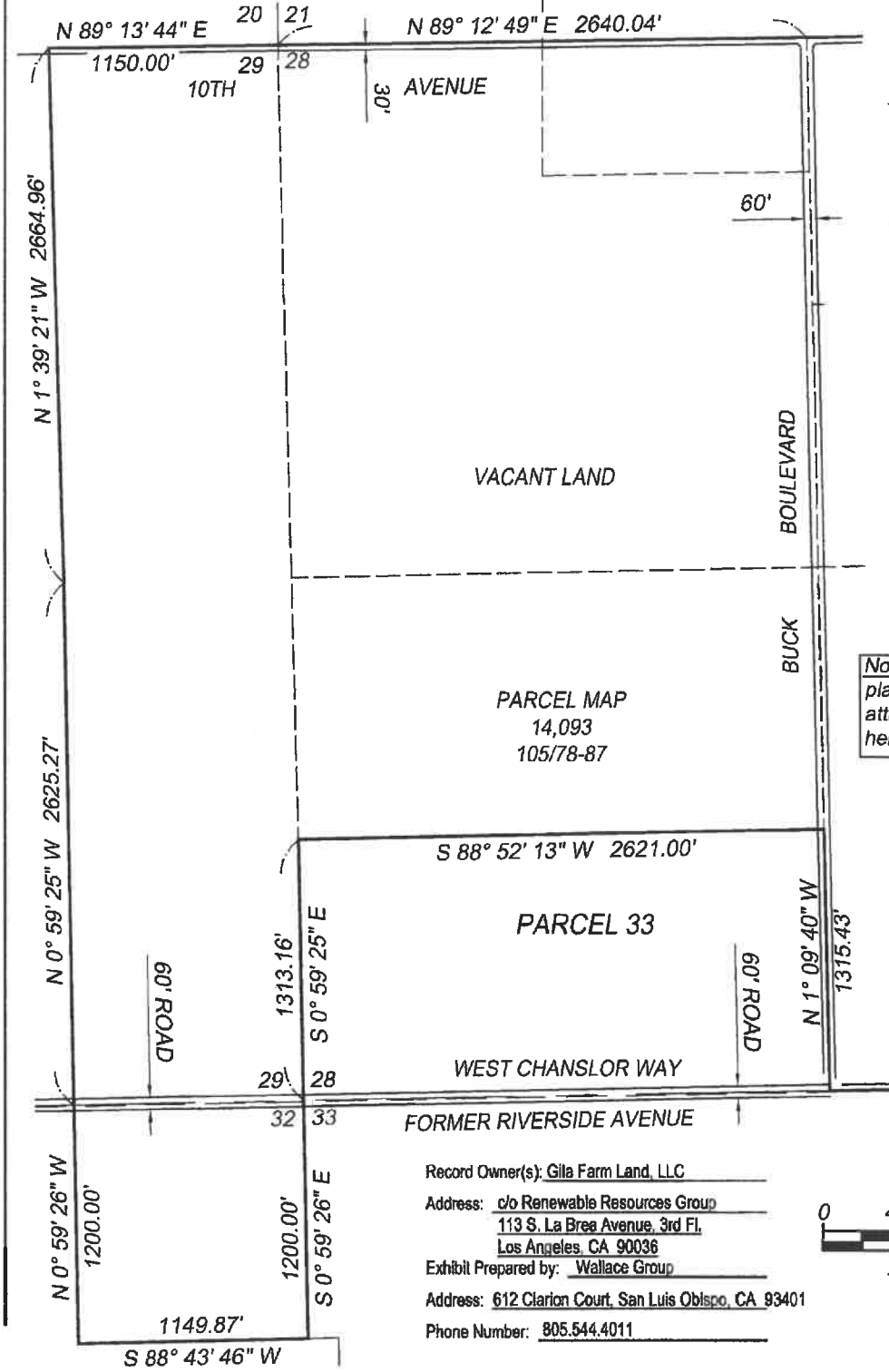
Record Owner(s): Gila Farm Land, LLC
 Address: c/o Renewable Resources Group
113 S. La Brea Avenue, 3rd Fl.
Los Angeles, CA 90036
 Exhibit Prepared by: Wallace Group
 Address: 612 Clarion Court, San Luis Obispo, CA 93401
 Phone Number: 805.544.4011

DATE SIGNED: 04/20/2021



Scale: 1 inch = 1,000 feet
 Assessor's Parcel Number(s): 821-110-004; 821-120-025; 821-120-026; 821-120-027; 824-080-005;
821-120-029; 821-120-038; 821-120-038; and 821-120-040

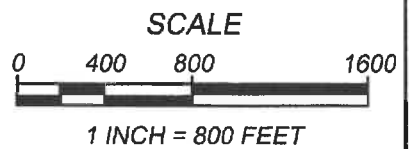
EXHIBIT "B"
CERTIFICATE OF PARCEL MERGER 200010



NOTE: BEARINGS AND DISTANCE PER PARCEL MAP 105/78-87

LEGEND:
 --- LINES TO BE REMOVED

Note: The land delineated on this plat is described in Exhibit "A" attached hereto and made a part hereof.



Record Owner(s): Gila Farm Land, LLC
 Address: c/o Renewable Resources Group
113 S. La Brea Avenue, 3rd Fl.
Los Angeles, CA 90036
 Exhibit Prepared by: Wallace Group
 Address: 612 Clarion Court, San Luis Obispo, CA 93401
 Phone Number: 805.544.4011

Scale: 1 inch = 800 feet 821-110-004; 821-120-025; 821-120-026; 821-120-027; 824-080-005;
 Assessor's Parcel Number(s): 821-120-029; 821-120-039; 821-120-038; and 821-120-040

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 38229 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: Intersec Power c/o Amber Buric – Engineer/Representative Wallace Group – Fourth Supervisorial District – Palo Verde Valley – Chuckwalla Zoning Area – General Plan: Open Space (OS) – Agriculture (AG) – Zoning: Manufacturing-Medium (M-M) – Location: Northerly West Hobson Way, southerly of 10th Avenue, and westerly of Stephenson Boulevard – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of approximately 729.35 gross acres into two (2) parcels that are 30.88 gross acres and 698.47 gross acres, respectively. The Schedule “J” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. APN's: 824-080-005, 821-110-004, 821-120-025, 821-120-026, 821-120-027, 821-120-029, 821-120-039, 821-110-004, and 821-120-038.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **AUGUST 16, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at tenelki@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 3, 2021,

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

APN (s) or case numbers TPM38229 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

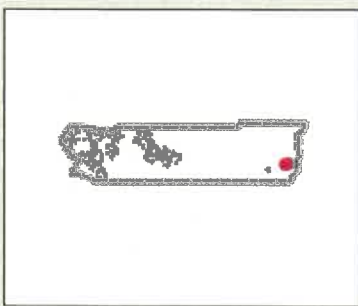
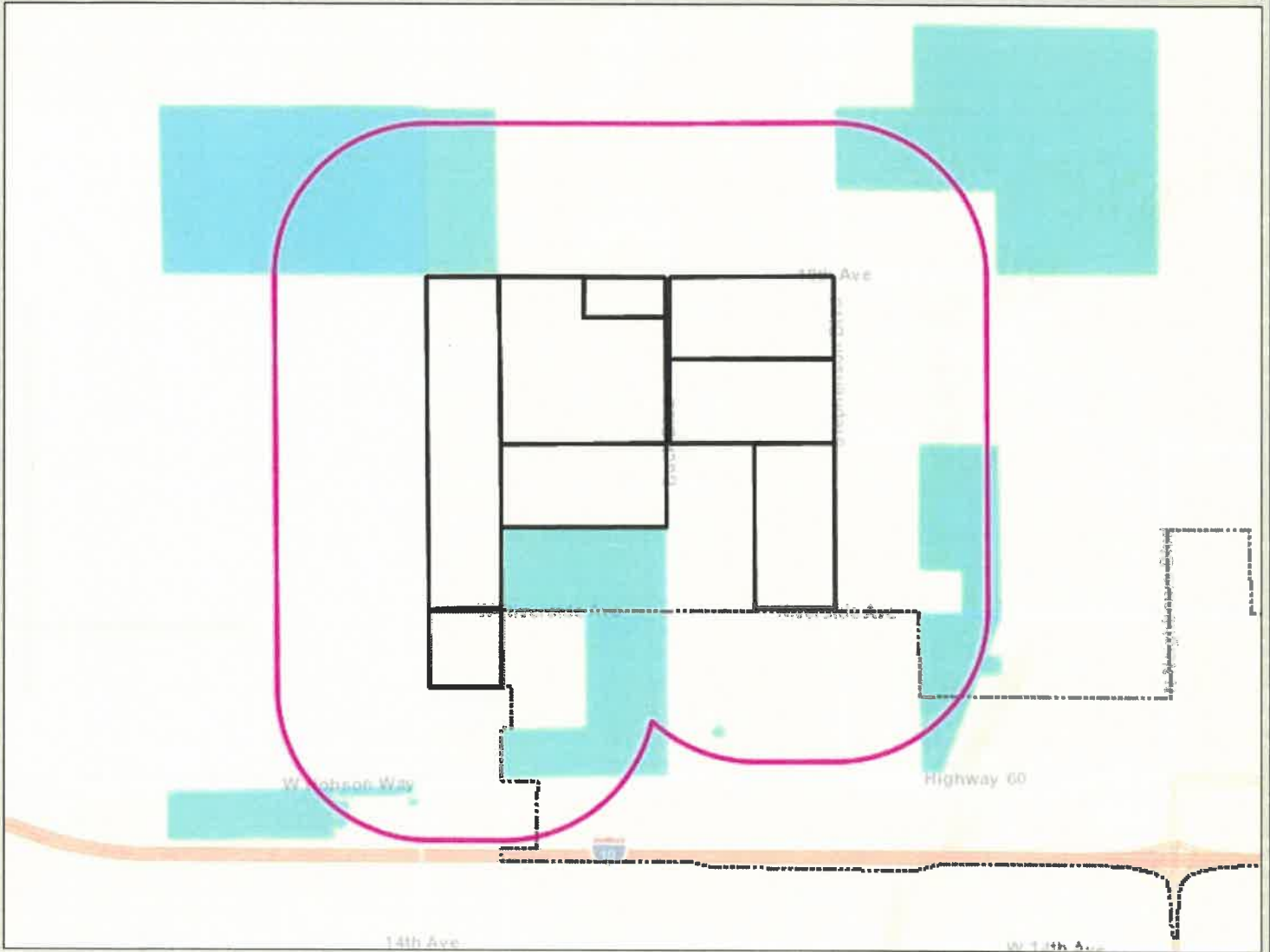
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TPM38229 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 8/3/2021 9:06:19 AM

© Riverside County RCIT

824090044
BEN F. GOSSER
2137 W 183RD ST
TORRANCE CA 90504

824101025
BLYTHE ENERGY
1411 3RD ST STE A
PORT HURON MI 48060

824090018
RONALD E. DAWSON
16275 W HOBSON WAY
BLYTHE CA 92225

824110020
RAYMOND L. HOWARD
P O BOX 422
BLYTHE CA 92226

824101008
USA 824
US DEPT OF INTERIOR
WASHINGTON, DC 21401

824090035
DANE TUGBA TRUST DATED 05/01/2020
14582 HIGHCREST CIR
IRVINE CA 92604

821090008
JOSE MANGLONA BARCINAS
16120 KRAMERIA AVE
RIVERSIDE CA 92504

821080043
GILA FARM LAND
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

824110003
SCHINDLER BROS INC
3595 W HOBSONWAY
BLYTHE CA 92225

824101012
ALTAGAS SONORAN ENERGY INC
P O BOX 5004
PORT HURON MI 48061

824110041
JOHN J. STILES
P O BOX 1003
BLYTHE CA 92226

821090005
USA 821
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

824090025
MARK S. BENNETT
16531 W HOBSON WAY
BLYTHE CA 92225

824090034
RITA D. DAWSON
16275 W HOBSONWAY
BLYTHE CA 92225

821120023
RICHARD W. DILL
P O DRAWER 1140
BLYTHE CA 92226

821120028
PALO VERDE LANDCO INC
8614 WESTWOOD CENTER DR STE 1200
VIENNA VA 22182

824110028
SALVADOR DELGADO
14515 HARRINGTON RD
RIVERSIDE CA 92508

821080041
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

824101022
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P O BOX 281213
DENVER CO 80228

824110016
PATRICIA A. CHOAT
P O BOX 946
BLYTHE CA 92226

Kirkland West
Habitat Defense Council
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Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
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