

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.4
(ID # 7914)

MEETING DATE:

Tuesday, September 18, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37264 AND FINDING IT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) pursuant to State CEQA Guidelines Section 15304 and 15315 - Applicant: Tom Zschokke – Engineer/Representative: Cozad and Fox, Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR). (5-Acre Minimum) - Location: Northerly of Gardenias Street, southerly of Santa Rosa Mine Road, and westerly of Post Road – 21.79 Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – REQUEST: A schedule "H" subdivision of 22.11 gross acres into four (4) residential parcels ranging in size from 3.15 gross acres to 7.59 gross acres - APN's: 323-230-061, 062, 323-230-035 036, and 323-230-044. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Assistant TLMA Director's Notice of Decision for the above-referenced case acted on by the Hearing Officer on August 7, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

9/11/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: September 18, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The applicant is proposing a Schedule 'H' subdivision to divide 22.11 gross acres into four (4) residential parcels, ranging in size from 3.15 gross acres to 7.36 gross acres. No development is proposed as a part of this Parcel Map. The Project site is located north of Gardenias Street, south of Santa Rosa Mine Road, and west of Post Road and is within the Mead Valley Area Plan. The project was found to be exempt from the California Environmental Quality Act (CEQA) Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) and Tentative Parcel Map No. 37264 was approved administratively by the Assistant TLMA Director.

Board Action

The Assistant TLMA Director's decision is final, and no action by the Board of Supervisors is required unless the applicant or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Director's Hearing.

SUPPLEMENTAL:

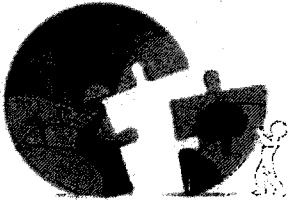
Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Director's Decision
- B. Staff Report


 Scott Bruckner 9/11/2018



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 14, 2018

To: Tom Zschokke
23515 Post Road
Perris, CA 92570

CC: Cozad & Fox
Attention: Brian Fox
151 S. Girard Street
Hemet, CA 92544

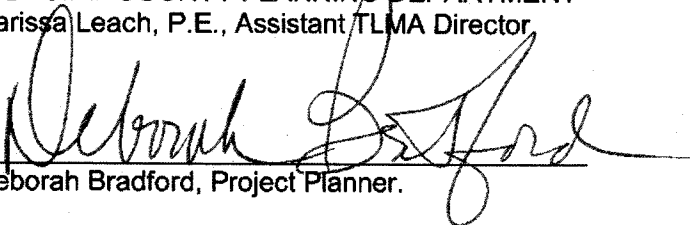
RE: **PM 37264**
CEQA Exempt, Section 15304 and 15315

On July 18, 2018 the proposed project was advertised in the Press Enterprise Newspaper and notices sent to adjacent property owners within 600 foot radius of the Project site. The hearing notice allowed interested neighbors and/or community members to request a public hearing within 20 days of the date of the notice, ending on August 7, 2018. Given, that no requests for a public hearing were submitted the above reference project was administratively approved by the Assistant TLMA Planning Director.

Prior to issuance of final documents the project is required to be Received and Filed by the Riverside County Board of Supervisors. Because there is a ten (10) day appeal period after the date of the Board's action the decision of the Planning Director will not be considered final until the appeal period has lapsed. Please note that the expiration date of this project will be based upon the date of approval by the Planning Director.

Sincerely,

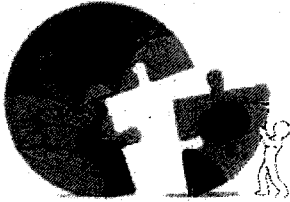
RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Deborah Bradford, Project Planner.

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 14, 2018

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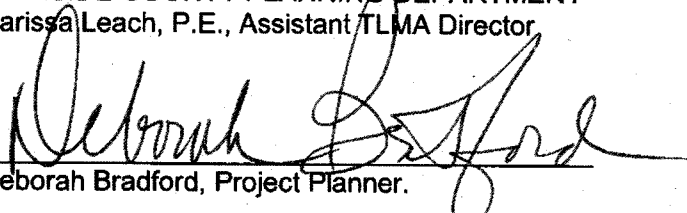
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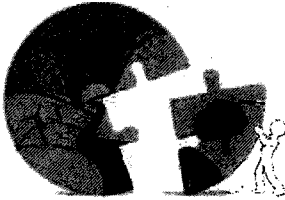
Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director


Deborah Bradford, Project Planner.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 8, 2018

RE: TENTATIVE PARCEL MAP NO. 37264

From: John Hildebrand – Principal Planner

To: Charissa Leach, P.E. – Assistant TLMA Director

Tentative Parcel Map No. 37264 proposes a schedule "H" subdivision of 22.11 gross acres into four (4) residential parcels ranging in size from 3.15 gross acres to 7.36 gross acres. On July 18, 2018, property owners within a 600 foot radius of the project site were provided a project notice. The notice informed property owners of the proposed land division and provided instructions for anyone wishing to comment or to request a public hearing on the project. On August 7, 2018 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: N/A

PROPOSED PROJECT

Case Number(s):	PM37264	Applicant:	Tom Zschokke
CEQA Exempt	Sections, 15304 and 15315		
Area Plan:	Mead Valley	Engineer:	Cozad and Fox Inc.
Zoning Area/District:	Good Hope Area		Brian Fox
Supervisory District:	First District		
Project Planner:	Deborah Bradford		
Project APN(s):	323-230-061, 062, 323-230-035, 036, and 323-230-044		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37264 – a Schedule 'H' subdivision to divide 22.11 gross acres into four (4) residential parcels, ranging in size from 3.15 gross acres to 7.36 gross acres. No development is proposed as a part of this Parcel Map. The Project site is located north of Gardenias Street, south of Santa Rosa Mine Road, and west of Post Road and is within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATION:

THAT THE PLANNING DIRECTOR:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions), based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37264, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Existing Foundation General Plan Land Use:	Rural
Proposed Foundation General Plan Land Use:	N/A
Existing General Plan Land Use:	Rural Residential (RR)
Proposed General Plan Land Use:	N/A
Policy / Overlay Area:	N/A

Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR)
Existing Zoning Classification: Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½)	
Proposed Zoning Classification: N/A	
Surrounding Zoning Classifications	
North:	Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½)
East:	Rural Residential (R-R)
South:	Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½)
West:	Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½)
Existing Use: Two Single-Family Residences and Vacant land	
Surrounding Uses	
North:	Vacant land and scattered residential development
South:	Vacant land and scattered residential development
East:	Vacant land and scattered residential development
West:	Vacant land and scattered residential development

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Standard</i>
Project Site (Acres):	22.11 gross	
Proposed Minimum Lot Size:	3.15 acres gross	Zoning -2 ½ acre min. Land Use design. – 5 acre min.
Total Proposed Number of Lots:	4	4
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Located in Special Flood Hazard Area.
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No

Liquefaction Area:	Yes - Low Liquefaction Potential
Fault Zone:	No
High Fire Zone:	Yes- Very Fire Hazard Area and in an SRA
WRCMSHCP Criteria Cell:	Yes - 3166
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes - March Air Reserve Base, Zone E.

PROJECT LOCATION MAP

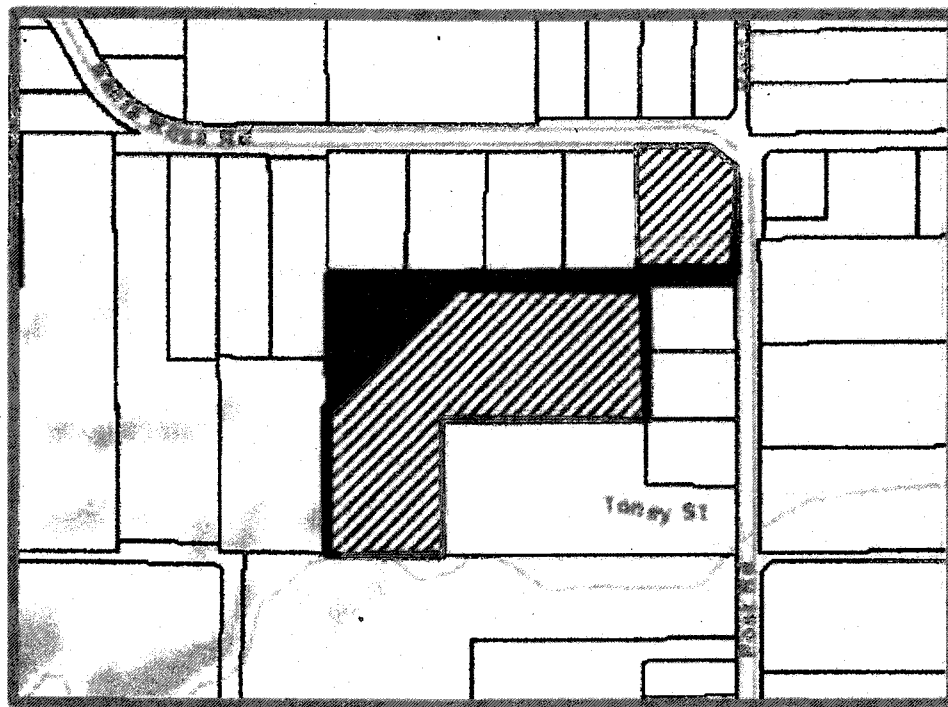




Figure 1: Original Proposed Project Area of Parcel Map No. 37264

-  Project area
-  EMWD property

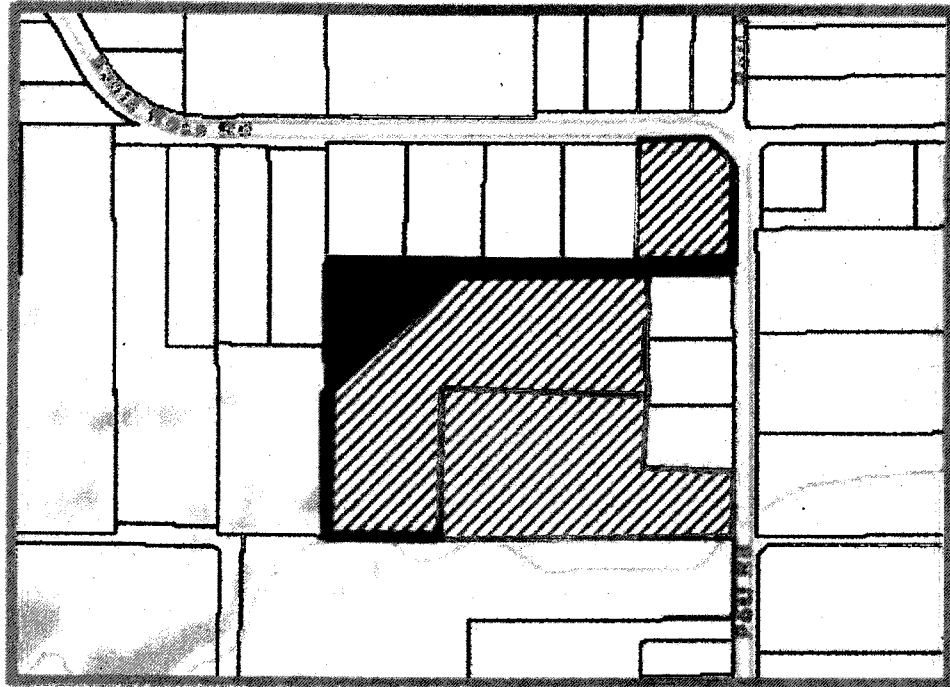





Figure 2. Revised Project Area of Parcel Map No. 37264

-  Original project area
-  Added project area
-  EMWD property

PROJECT BACKGROUND AND ANALYSIS

Background:

On September 26, 1977 Ted and Mary Zschokke recorded Parcel Map No. 8524 which created 4 parcels. Parcel 1 was comprised of 24.09 acres and parcels 2-4 were each comprised of 1.3 acres, for a total acreage of 27.99. On May 15, 1981 the County approved a lot line adjustment with the intent to decrease the size of Parcel 1 to 18.31 acres and increase the size of Parcel 4 to 9.09 acres. This lot line adjustment was approved by the County, recorded, and inadvertently, the approval of the lot line adjustment created a fifth parcel. On December 9, 1994 Ted Zschokke passed away and Mary Zschokke resigned as successor and their son Thomas Zschokke became the successor. On April 11, 2007 the 18.31 acres created from the LLA (Parcel 1) was transferred from the successor, Thomas Zschokke to his sister Amanda Zschokke. On August 2, 2012 Amanda Zschokke sold a portion of the 18.31 acres to Eastern Municipal Water District (EMWD) which resulted in the bifurcation of Parcel 1 (See Figure 1).

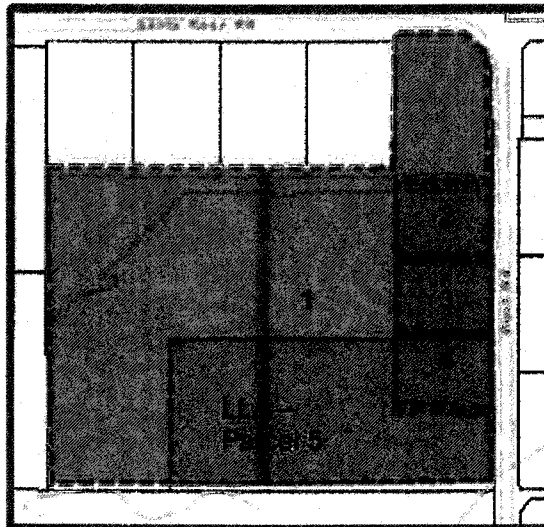


Figure 3 - Original Parcel Map No. 8524

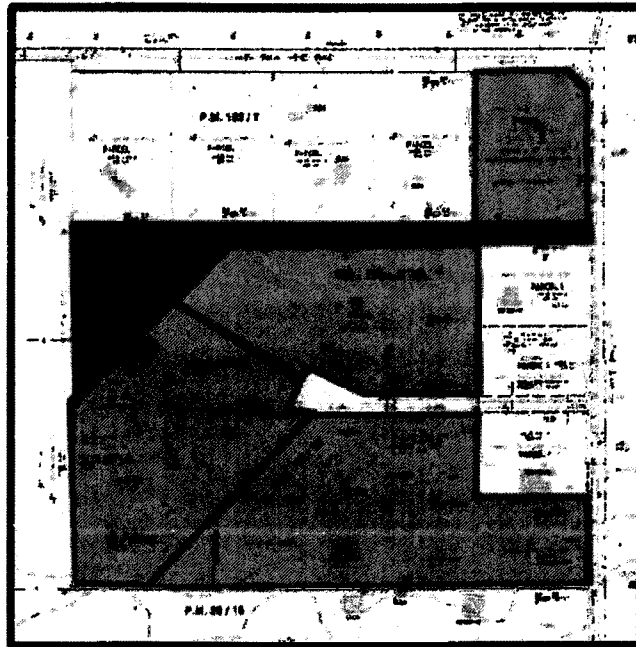


Figure 4 - Proposed Parcel Map No. 37264

The application for the Tentative Parcel Map No. 37264 was submitted on April 5, 2017. Due to the bifurcation of Parcel 1 and given that there were two APN's the applicant of the proposed Project assumed the land located along the northwestern corner of Post Road and Santa Rosa Road was a separate parcel (Figure 1.) The County's Transportation Department, Survey Division, reviewed the land division history of the applicant's property and informed the applicant that the parcel of land had not been subdivided into two parcels due to the EMWD purchase. The applicant's intent for the land division was to make sure the parcels were legally divided. No future plans for development were considered as a part of this entitlement. With the applicant's intent in mind and further discussion with County Staff, it was determined to revise the proposed parcel map from three parcels to four parcels, to include the additional area as shown on Figure 2. By including the additional area, the inadvertent fifth parcel (due to the lot line adjustment) and the bifurcation of the 18.31 acre parcel due to the EMWD purchase the land would result in a cleaner and more orderly land division than what is currently existing.

Because the Project site is located within an MSHCP cell group and criteria cell, the applicant was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process. This process is required to be completed before the project can be review by the appropriate hearing body in that the project area could potentially change if conservation is required. The HANS process was completed on April 24, 2018. No land was required for conservation.

To allow Parcel No. 1 to be less than the required 5-acre lot size, the consideration of the Parcel Map as a Clustered Subdivision was evaluated. The Mead Valley Area Plan, Land Use Designation Table 1, footnote #3 encourages clustering in all residential land use designations as long as the ratio of dwelling units/area remains the same. Because there was no practical way to increase the size of Parcel 1 due to the EMWD easement and the parcel is consistent with development pattern of the lots located to the west, clustering was the optimum approach. The applicant is proposing the 22.11 gross acre site to be

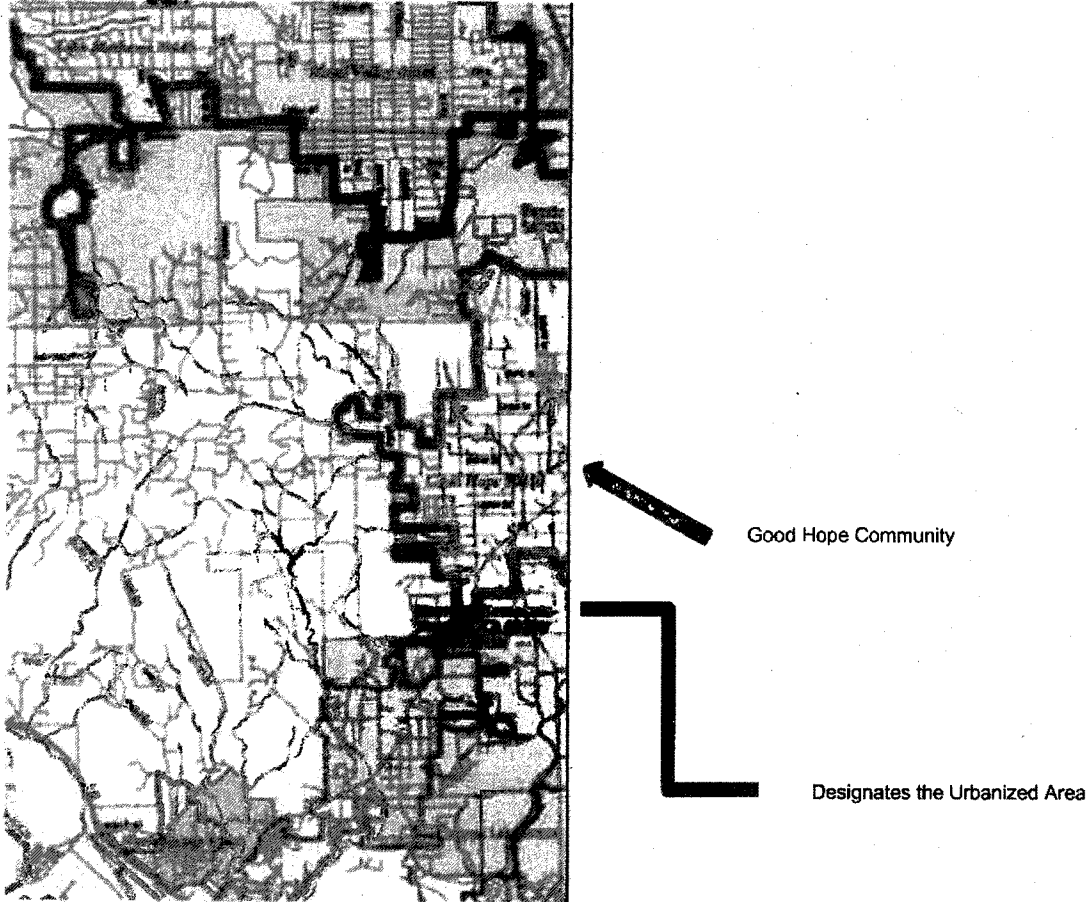
subdivided into 4 parcels which meets the density requirement of the Rural: Rural Residential (R: RR) land use designation. The clustered lots within the Rural Foundation Component may be clustered as long as no lot is smaller than 0.5-acre, the proposed parcel is 3.15 acres.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15304 (Minor Alterations to Land) and Section 15315 – Minor Land Divisions. Several examples to qualify for an exemption under Section 15304 are listed in the CEQA Guidelines. However, the Project site meets the qualification stated in subsection (a) which states that grading on land with a slope of less than 10 percent except that grading shall not be exempt in a waterway, in any wetland, in an officially designated scenic area, or in an officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone. The Project site's average slope is approximately 5.3% and is not located in a geologically unstable area and no grading will occur within a waterway or wetland. The only grading to occur at this time will be for the access road (Lot A) to serve Parcel 4. To qualify as an exemption under Section 15315, eight criteria as discussed below, must be met to justify the categorical exemption for Minor Land Divisions and are as follows:

- 1) Section 15387 of CEQA guidelines defines urbanization 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.

The project site is located within the City of Perris' sphere of influence. The population of the City of Perris is 262,598. The project site is located in census tract 429.02 which has a population of approximately 4,806 people, and a density of 287 persons per square mile. However, because the Project site is located within the City of Perris' sphere of influence, is in an urbanized area over 50,000 people, and is also located within the U.S Bureau of Census, Map No. 75340 for Riverside-San Bernardino, CA. which defines this geographical area as an Urbanized Area, staff has determined that this criteria has been met regarding the site located within an urbanized area.



Source:
U.S. Census Urbanized Area Map No. 75340 (Sheet 2) Riverside-San Bernardino, CA. Sheet 2 of this map, shows the Good Hope Community, where the Project site is located.

<https://www.census.gov/geo/maps-data/maps/2010ua.html>

- 2) The Project site must be zoned for residential, commercial or industrial uses. The Project site is zoned Residential Agricultural (R-A). No construction is proposed as a part of this entitlement and will only result in the creation of 4 legal parcels. Uses currently existing on the Project site are single-family residential uses. The project meets this criteria.
- 3) The land division must be for four or fewer parcels. The applicant is proposing to subdivide the 22.11 gross acre site into four parcels ranging in size from 3.15 gross acres to 7.36 gross acres. The proposed Project meets this criteria.
- 4) The land division must be in conformance with the General Plan and Zoning Ordinance. The proposed Project's land use designation is Rural: Rural Residential, 5 acre lot minimum. The zoning classification is Residential Agricultural, 2 ½ -acre lot minimum. Parcel No. 1 does not

met the 5-acre minimum lot size for the RR land use designation. As previously stated clustering is encouraged in all residential land use designations; however the ratio of dwelling units per area must remain the same. The proposed land division is comprised of 22.11 acres, if all parcels were a minimum of 5-acres, 4 parcels would be allowed. As proposed with the smaller lot size of Parcel 1 the proposed land division remains at 4 parcels. Because there was no practical way to increase the size of Parcel 1 due to the EMWD easement and the parcel was compatible with the development pattern of adjacent parcels to the west, it was determined that the project could fall under the definition of a cluster development and is in conformance with the General Plan and Zoning Ordinance.

- 5) No variances or exceptions can be a part of this land division. The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) All services and access must be available to the Project site. The Project site has direct access from Post Road. All services will be available to the project site. The Project meets this criteria.
- 7) The Project site was not involved in a division of a larger parcel in the previous two years. The applicant applied for this land division on April 5, 2017. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) The Project site does not have an average slope greater than 20%. Calculation of the site's topography determined that the parcel does not have an average slope greater than 20%. The Project meets this criteria.

Because the proposed land division meets the criteria of Section 15315, Tentative Parcel Map No. 37264 is exempt from CEQA and no further environmental review is required. In addition, no exceptions from Section 15300.2 apply:

- a) The Project site is located in the Mead Valley Area Plan and has a land use designation of Rural: Rural Residential (R: RR), five-acre lot minimum and a zoning classification of Residential Agricultural, 2 ½ acre lot minimum (R-A-2 ½). The applicant is not requesting a zone change to develop the site at a greater density or to allow for more intensive land uses. Projects of this kind is what the General Plan has determined to be appropriate for this area and future residential projects similar to the proposed project would not result in cumulative impacts that would result in significant impacts in the project vicinity.
- b) The Project site is located within Criteria Cell 3166 (Cell Group H) and went through the HANS process. The HANS process was completed on April 24, 2018. No land was required for conservation. Additionally, the Project site is located within a Very High Fire Hazard area, is within a State Responsibility Area (SRA), and is within the Special Flood Hazard Area for the 100-year floodplain which impacts the southwest corner of the proposed Parcel 3. Development of this site will not result in a significant effect on the environment due to unusual circumstances in that no construction is proposed as a part of this Map and the incorporation of Conditions of Approval will ensure a significant effect on the environmental will not occur.
- c) California State Route 74 is a State Eligible Scenic Highway and is located approximately 3 miles east of the project site. Due to topography and distance the Project Site will not be visible from State Route 74 resulting in any damage to scenic resources.

- d) The project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.
- e) Cultural resources are present on-site; however, no direct or indirect impacts to the Project area will occur as a result of the proposed land division, in that no construction is proposed. The cultural resources on-site are located on Parcel 3 along the northern and southwestern portions of the site. These features consist of milling slicks and mortars on outcrop features. Because this Parcel has already been developed and no new construction is proposed it was determined that impacts to these resources would be avoided. However, in an abundance of caution conditions of approval have been incorporated to ensure protection of these resources should future construction or grading occur. These conditions include but are not limited to the placement of temporary fencing around the area where the cultural resources have been found during any grading or earth moving activity within 100' to ensure protection of these resources. The fencing can be removed after grading operations have been completed.

FINDINGS AND CONCLUSIONS

In order for the County to approve the 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: Rural Residential.

The project site has a Zoning Classification of Residential Agricultural (R-A) 2 ½ acre minimum. Uses allowed in this zoning classification are single-family residences, light agricultural uses, and minimal animal keeping. The Riverside County General Plan land use designation for the Project site is Rural Residential (R-R). Uses encouraged within this land use designation are single family residences on large lots, limited animal keeping, and agricultural and recreational uses. The proposed land division is consistent with the General Plan. **Tentative Parcel Map Findings:**

2. Tentative Parcel Map No. 37264 is a proposal to subdivide 22.11 gross acres into 4 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:
 - a. The design of the Tentative Parcel Map No. 37264 is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of 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. Although, the proposed tentative parcel map does not include construction at this time, the land division will retain the rural and equestrian lifestyle of the Good Hope community by the creation of 4 large parcels against the backdrop of rock outcropping

- and Steel Peak. Thereby preserving the unique community identity of this area. The Project site is not located in a Specific Plan.
- b. The site is physically suitable for the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses on large lots, has access readily available from Post Road, and has no environmental constraints that prohibits the proposed land division. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
 - c. The proposed land division would not cause substantial environmental damage, serious health problems or substantially and avoidable injure fish or wildlife, because the Project has been found to be exempt from CEQA based on Section 15315– Minor Land Divisions and Section 15300.2 Exceptions.
 - d. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The project has gone through the Airport Land Use Commission and was deemed to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to specific conditions to ensure safety to the aircraft and people on the ground. Because the project site is located in a CAL FIRE state responsibility area, within the very high fire severity zone specified conditions of approval have been applied which include, blue retroreflective pavement markers, fire hydrants, adequate fire flow, construction materials and fire protection/vegetation management plan to help in the protection of the Project site and its' residents as well as people and property off site. Approval of the tentative parcel map will not alter access previously utilized by surrounding properties or the public at large on Post Road resulting in unsafe conditions.
 - e. The design of proposed land division or 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, project design will ensure there will be no conflict with providing accessibility.
3. Based on review by staff, the proposed Tentative Parcel Map No. 37264 is consistent with the minimum improvements as outlined in Section 10.8 (Schedule 'H' Subdivision) of Ordinance No. 460 based on the following:
- a. Streets and Street Improvements – Proposed streets within new dedication or for existing dedication shall be designed and constructed in conformance with Ordinance No. 461 and as per the designated standards pursuant to Schedule 'H' land divisions. The proposed project will be providing an cul-de-sac access road (Lot 'A') from Post Road to serve Parcels 2,3, and 4. This access way will be designed with a 24 feet of aggregated base as shown on the Map and as conditioned by the Riverside County Transportation Department. All street improvements, street improvement plans and/or road dedication shall be in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards, Ordinance No. 461. Some of these street improvements include, the installation of a stop sign at the corner of Post Road and the new access road, street name signage, and dedication of right-of-way along Post Road. Therefore, with the incorporation of conditions of approval the requirements of Ordinance No. 460 10.8 A. 1 as it pertains to streets and street improvements have been met.

- b. Domestic Water – Based on a letter from the Eastern Municipal Water District (EMWD) dated March 21, 2017, EMWD stated they are able to provide water service to the Project site. The provisions of service are contingent upon the land divider completing the necessary arrangements in accordance with EMWD rules and regulations. Advisory Notification Document (AND), E. HEALTH 2, states that it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the EMWD as well as all other applicable agencies. In addition, because EMWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required; therefore, with this condition and the requirements of the EMWD the requirements of Ordinance No. 460 10.8 A.2, as it pertains to domestic water will be met.
- c. Fire Protection Facilities – The Project site is located within a very high fire hazard area and is within a State Responsibility Area. Several conditions of approval have been incorporated to ensure protection of life and property. These conditions include the placement of blue retroreflective markers, installation of fire hydrants, and length of access ways, building materials, fire flow, and a fire protection/vegetation management plan. With these conditions of approvals the requirements of Ordinance No. 460 10. 8. B., as it pertains to fire protection has been 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 – No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal facilities report in conformance with the Health Department and Regional Water Quality Board Standards. The Environmental Health Department has incorporated conditions of approval regarding the preparation of grading and site plans and floor plan/plumbing schedule to ensure septic tank sizing. As well as requiring that the leach field design be consistent with the soil percolation reports prepared for the Project site. With these conditions of approval the requirements of Ordinance No. 460, 10.13 D, has been met.
- f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land zoned A-1, A-2, or A-P' or A-D. 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.

Development Standards Findings:

- 4. The existing Zoning Classification for the subject site is Residential Agricultural, 2 ½ Acre Minimum (R-A-2 ½). The proposed project is consistent with the allowable uses and required lot area dimensions and standards as set forth in the Development Standards of the R-A zoning classification. Lots will range in size from 3.15 gross acres to 7.36 gross acres exceeding the 20,000 square foot minimum lot size. Each parcel exceeds the minimum width of 100 feet and depth of 150 feet, except for proposed parcel 3 which will have a lot frontage of approximately 80 feet, due to frontage upon the proposed cul-de-sac. Section 3.8 of Ordinance No. 460 states that the minimum frontage on a knuckle or cul-de-sac street shall be 35 feet measured along the property line, unless otherwise specified in the development standards of the zoning classification. The R-A zoning classification does not specify

requirements for lots fronting on cul-de-sacs. The proposed land division will create four legal parcels. Parcels 1 and 2 are vacant and no construction is proposed. Parcels 3 and 4 are already developed with single family residences. The proposed land division is in conformance with R-A Zoning Classification as well as all other applicable provisions of Ordinance No. 348.

Other Findings:

5. The project site is located within Criteria Cell 3166 of the Western Riverside County Multiple Species Habitat Conservation Plan. Therefore, a Habitat Acquisition and Negotiation Strategy (HANS) analysis was required to be prepared. The applicant submitted his HANS application to the County on May 4, 2017. The HANS analysis was prepared and sent to the Regional Conservation Authority (RCA), CDFW and USFWS for Joint Project Review (JPR). On April 9, 2018 a letter was sent to the County of Riverside stating that the Project is consistent with both the MSHCP and no conservation areas are required. The on-site riparian/riverine resources are to be avoided and any future development on the parcels be conditioned to avoid and minimize any impacts to the drainage feature depicted in HANS 2360 MSHCP Compliance Documents. Lastly an environmental constraints sheet or deed restriction should be recorded to protect the avoided riparian resources with a sufficient buffer to avoid impacts to the channel and avoid the need to constrain the channel to protect future development. (COA 050-Planning-EPD.1)
6. The project site is located within the City of Perris Sphere of Influence. This project was distributed to the City of Perris for review and comment on April 21, 2017 during initial project review. No comments were received either in favor or opposition of the project at that time.
7. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on July 27, 2017 File No. ZAP1278MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on, outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft. In addition, the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. (AND Planning 8)
8. The project site is located approximately 38.22 miles from the Mount Palomar Observatory Lighting Zone 'B' 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'.
9. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for

permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 in that emergency access is already available to the project site via Post Road which currently meets the dimension of fire apparatus access roads of 24 feet in width. In addition, the proposed access way off of Post Road is conditioned to be 24 feet in width and improved with aggregated base to withstand the weight of emergency vehicles. The proposed access way will provide easier access to Parcel 3 for emergency vehicles and equipment. Additional fire protection provisions required will be the placement of blue retroreflective markers, installation of fire hydrants, water system plans to ensure adequate fire flow, and a fire protection/vegetation management plan. This plan will include items such as fuel modification to reduce fire loading, fire breaks, non-flammable walls along common boundaries, a homeowners association or appropriate district to be responsible for fire protection measures within open space area, and emergency vehicle access into open space areas at intervals not to exceed 1500 feet.

Conclusion:

10. 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. In addition, notices were mailed to property owners within 600 feet of the project site informing them of the proposed land division and Planning Staff's recommendation of approval. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support/opposition, or requesting a public hearing. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

APPEAL INFORMATION

The decision of the Planning Director is considered final unless an appeal is filed within ten (10) days of the approval date.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37264

VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 05/09/2018
Vicinity Map



Author: Vinnie Nguyen



Zoning Area: Good Hope

UNRECORDED. On October 7, 2009, the County of Riverside adopted a new Chapter 17.20. The new Chapter 17.20 contains different types of land use plan. It is provided for future zoning mapping. For further information, please contact the Riverside County Planning Department at (951) 253-1222. This map is prepared by the Riverside County Planning Department at 2200 Main Street, Riverside, CA 92501. 10/7/09 12:33:33 PM

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37264

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 05/09/2018
Exhibit 1



Zoning Area: Good Hope

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 types 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://california.zoning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37264

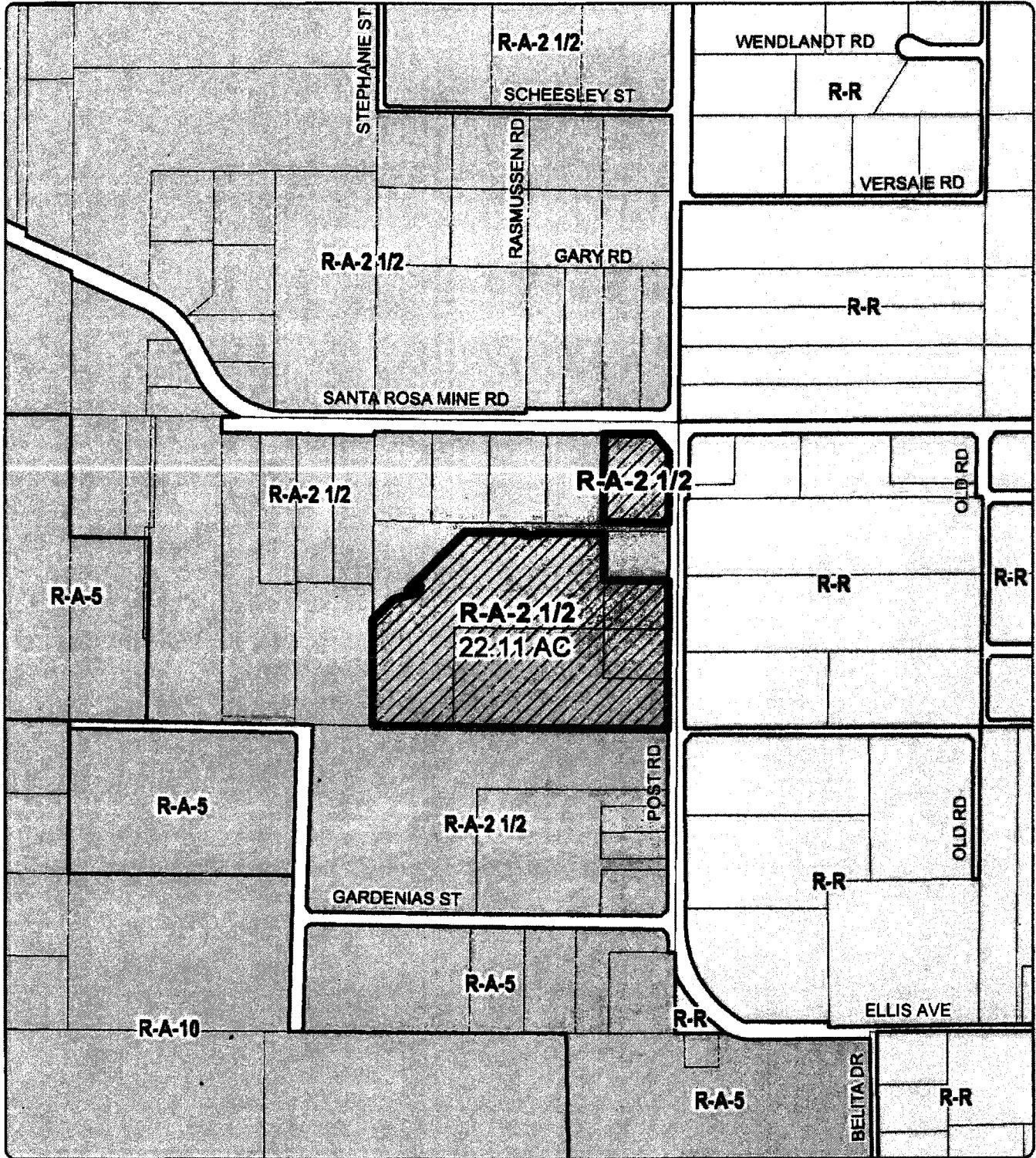
EXISTING ZONING

Supervisor: Jeffries

District 1

Date Drawn: 05/09/2018

Exhibit 2



Zoning Area: Good Hope

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://www.co.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

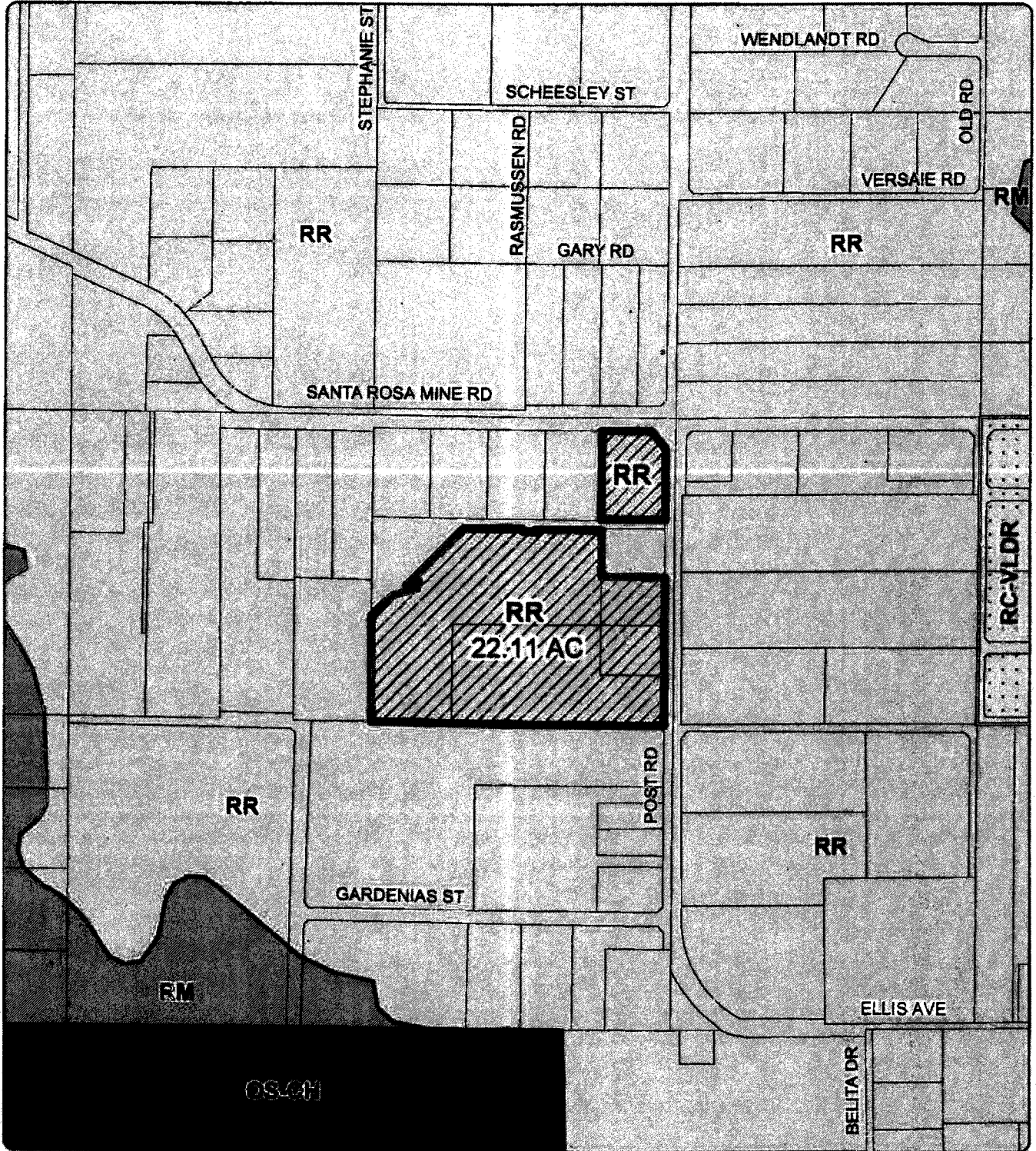
PM37264

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 05/09/2018

Exhibit 5



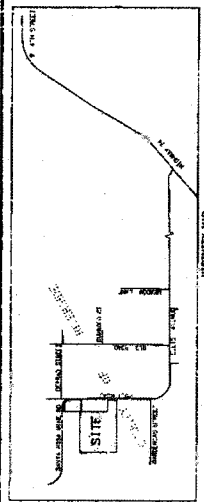
Zoning Area: Good Hope

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)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37264
 BEING A PORTION OF PARCEL MAP NO. 8584, FILED IN BOOK 38, PAGE 65 OF PARCEL
 MAPS, RIVERSIDE COUNTY, CALIFORNIA, SECTION 33, T. 43. N., R. 41. W., S.B.S.M.

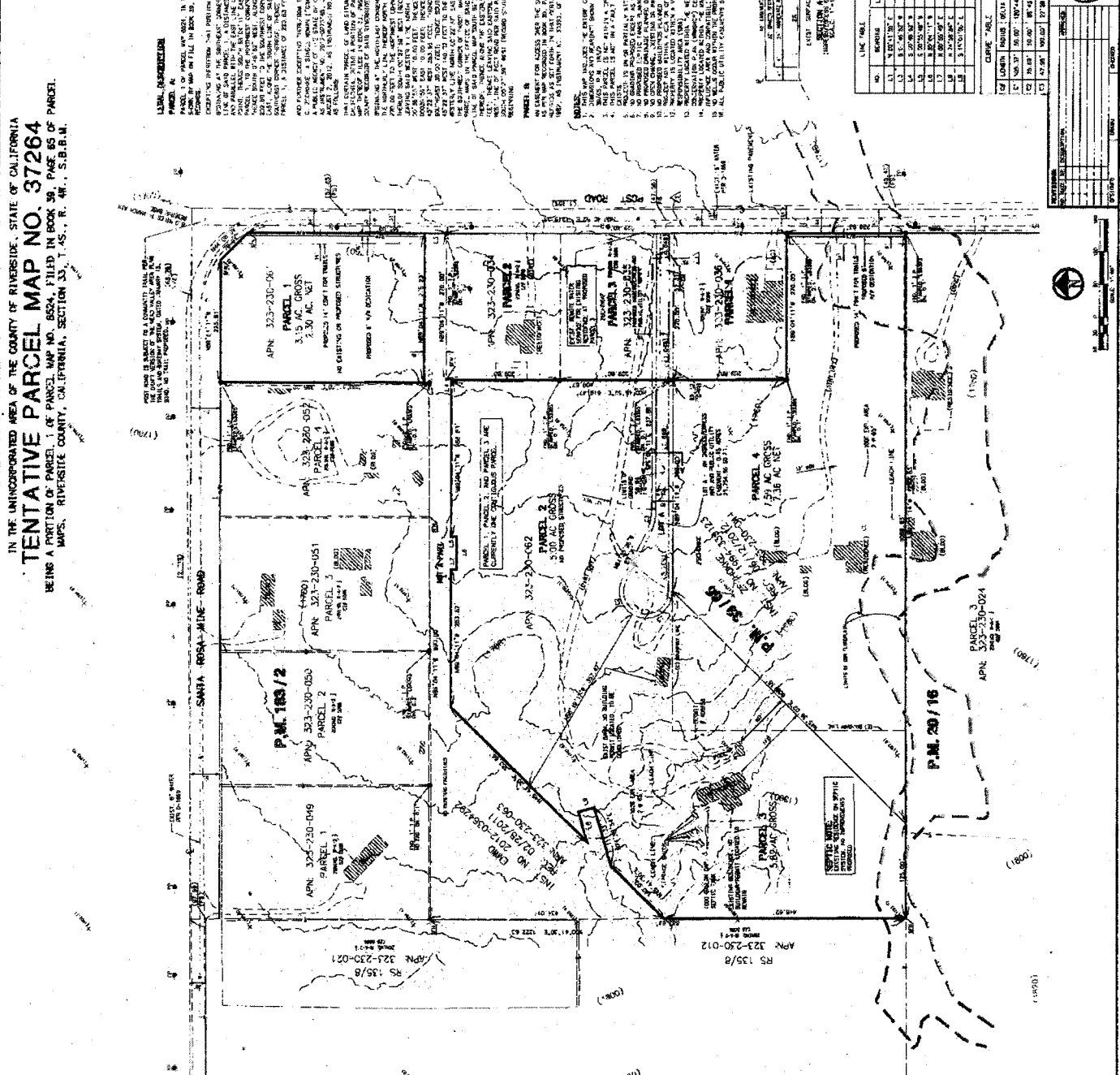


LEGAL DESCRIPTION
 PARCEL 1: 3.15 AC. GROSS
 2.37 AC. NET
 BEING A PORTION OF PARCEL MAP NO. 8584, FILED IN BOOK 38, PAGE 65 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA, SECTION 33, T. 43. N., R. 41. W., S.B.S.M.

EXEMPTIONS
 THIS PARCEL IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION MAP ACT (CALIFORNIA CIVIL CODE, SECTIONS 6600-6604) BECAUSE IT IS A PARCEL OF LAND WHICH IS BEING OFFERED FOR SALE AS A SINGLE UNIT AND IS NOT BEING OFFERED FOR SALE IN LOTS OR UNITS.
 THIS PARCEL IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION MAP ACT (CALIFORNIA CIVIL CODE, SECTIONS 6600-6604) BECAUSE IT IS A PARCEL OF LAND WHICH IS BEING OFFERED FOR SALE AS A SINGLE UNIT AND IS NOT BEING OFFERED FOR SALE IN LOTS OR UNITS.

ADDITIONAL INFORMATION
 THE LOCATION, BOUNDARY AND AREA OF THE PARCEL SHOWN ON THIS TENTATIVE PARCEL MAP WAS DETERMINED BY MEASUREMENTS MADE BY ME OR BY A LICENSED SURVEYOR.
 THE LOCATION, BOUNDARY AND AREA OF THE PARCEL SHOWN ON THIS TENTATIVE PARCEL MAP WAS DETERMINED BY MEASUREMENTS MADE BY ME OR BY A LICENSED SURVEYOR.

LINE NO.	BEARING	LENGTH	CURVE DATA
1	N 89° 15' 00" E	100.00	
2	S 00° 00' 00" E	100.00	
3	S 89° 15' 00" W	100.00	
4	N 00° 00' 00" W	100.00	
5	N 89° 15' 00" E	100.00	

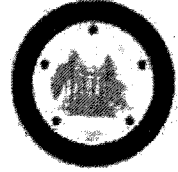


APN	ACROSS	DOWN	AREA
APN 323-230-006	3.15	2.37	7.375
APN 323-230-007	3.15	2.37	7.375
APN 323-230-008	3.15	2.37	7.375
APN 323-230-009	3.15	2.37	7.375
APN 323-230-010	3.15	2.37	7.375
APN 323-230-011	3.15	2.37	7.375
APN 323-230-012	3.15	2.37	7.375
APN 323-230-013	3.15	2.37	7.375
APN 323-230-014	3.15	2.37	7.375
APN 323-230-015	3.15	2.37	7.375
APN 323-230-016	3.15	2.37	7.375
APN 323-230-017	3.15	2.37	7.375
APN 323-230-018	3.15	2.37	7.375
APN 323-230-019	3.15	2.37	7.375
APN 323-230-020	3.15	2.37	7.375



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/10/18, 9:53 am

PM37264

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37264. 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

The applicant is proposing a Schedule 'H' subdivision to divide 22.11 gross acres into four (4) residential parcels, ranging in size from 3.15 acres to 7.36 acres.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the APPROVED TENTATIVE PARCEL MAP Tentative Parcel Map, No. 37264, dated _____.

Advisory Notification. 3 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)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)

- Ord. No. 915 (Regulating Outdoor Lighting)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 0010-E Health-MAP -OWTS

The Department of Environmental Health (DEH) will accept for review the proposed use of Onsite Wastewater Treatment System (s) (OWTS) for Tentative Tract Map/ Tentative Parcel Map# 37264 based on AM/PAC & Associates precolation reports project numbers 17-13030 & 17-13031 for lots one and two respectively. Upon building submittal, applicant must submit to DEH for review and approval, a detailed soils percolation report specific to each individual lot along with three copies of detailed contoured plot plans, wet stamped and signed by Professional of record drawn to scale (1"=40') showing the location of all applicable detail as required in the DEH technical manual. If grading is proposed, applicant must show all pertinent detail on scaled precise grading plans wet stamped by the professional of record.

E Health. 2 0010-E Health-USE POTABLE WATER SERVICE

Parcel Map 37264 is proposing potable water service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)
streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 2 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing required fire flow one hydrant 20 PSI residual operating pressure.

Fire. 3 0010-Fire-MAP*-#52-COM/RES HYDRANT

Approved fire hydrants shall be located within 600' of all exterior structure walls.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37264 is a proposal for a Schedule "H" subdivision of 21.79 acres into four (4) parcels for residential use in the Good Hope area. The site is located on the southwest corner of Santa Rosa Mine Road and Post Road. The project site is subject to sheet flow runoff from a tributary drainage area of approximately 100 acres to the west. The finished floor of new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground. If proposed, mobile homes shall be placed on a permanent foundation. New construction should comply with all applicable ordinances. These flood proofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows. A note shall be placed on the environmental constraint sheet (ECS) stating, "The finished floor of new buildings shall be constructed a minimum of 24 inches above the adjacent ground, measured at the upstream edge of the structure".

This project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. This floodplain impacts the southwest corner of the proposed Parcel 3. The floodplain limits must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The grading of this map shall be designed to create a buildable site outside of the floodplain limits. The 100-year floodplain limits through the property shall be delineated on an ECS to accompany the final map. A note shall be placed on the ECS stating, "The floodplain limits must be kept free and clear of all fill, buildings, and obstructions. Any fencing shall be of rail type. Chain-link fencing shall not be allowed."

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW (cont.)
not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 0010-Planning-MAP - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - LOW PALEO (cont.)
into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 3 0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 4 0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in- interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 5 0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-2 1/2 Zone

Planning. 6 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 7 0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **0020-Planning-MAP*- EXPIRATION DATE (cont.)**
of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 8 **015 Planning - MAP - ALUC Conditions**

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on July 27, 2017 File No. ZAP1278MA17 was determined to be consistent with the 2014 March Air Reserve1 Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on, outdoor lighting, lighting that would be distractive to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft. In addition, the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area.

Planning-All

Planning-All. 1 **0010-Planning-All-MAP - 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 TENTATIVE PARCEL MAP NO. 37264 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 TENTATIVE PARCEL MAP NO. 37264, 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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.

Planning-CUL

Planning-CUL. 1 PDA06003 accepted

County Archaeological Report (PDA) No. 6003 submitted for this project (PM37264) was prepared by Applied Earthworks and is entitled: "Cultural Resource Assessment of 21.16 acres near the City of Perris, Riverside County California", dated October 2017". This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on November 13, 2017.

Revised County Archaeological Report (PDA) No. 6003r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated October 2017. This report was received on November 17, 2017 and accepted by the County Archaeologist on December 15, 2017.

PDA06003 concludes: The intensive-level field survey of the Project area identified one multi-component resource (CARIV-12664/H [33-028048]) within the Project area. The historical residence and outbuildings located on the property were evaluated against CRHR criteria and found to be a non-contributing component to the potential CRHR-eligibility of the resource. The Project owner proposes a lot split to reconfigure three parcels of land into four parcels of land. No direct or indirect impacts to the Project area will occur as a result of the proposed lot split. Given that the undertaking has no potential to cause effects to the identified cultural resource, no further cultural resource management is proposed at this time. However, if ground-disturbing activities

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 PDA06003 accepted (cont.)
are proposed in the future, then the prehistoric component of the site will require an evaluation to determine its significance.

These documents are herein incorporated as a part of the record for project.

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Transportation. 2 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. 3 Drainage

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.

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.

Transportation. 4 Standard Introduction

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 Standard Introduction (cont.)
and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances 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.

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-CONSTRUCTION Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed per chapter 7A of the California Building Code.

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 4 0050-Fire-MAP-#6-ECS WATER CERTIFICATION Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 5 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.8, CFC and CBC.

Flood

050 - Flood. 1 0050-Flood-MAP ELEV FINISHED FLOOR ON ECS Not Satisfied

A note shall be placed on the environmental constraint sheet (ECS) stating, "The finished floor of new buildings shall be constructed a minimum of 24 inches above the adjacent ground, measured at the upstream edge of the structure".

050 - Flood. 2 0050-Flood-MAP SHOW FLOODPLAIN ECS Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplain limits must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain link fencing shall not be allowed".

050 - Flood. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS EXHIBIT Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be

05/09/18
15:49

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50. Prior To Map Recordation

Planning

- 050 - Planning. 1 0050-Planning-MAP - ECS EXHIBIT (cont.) Not Satisfied
mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.
- 050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

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

- 050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

- 050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

- 050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

- 050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

- 050 - Planning. 7 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

- 050 - Planning. 8 0050-Planning-MAP*- OFFER OF TRAILS Not Satisfied

An offer of dedication to the County of Riverside for a fourteen foot (14') wide community wide regional trail along Post Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

- 050 - Planning. 9 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

__ Recreation and Parks District][County Service Area No. __] which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

- 050 - Planning. 10 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

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50. Prior To Map Recordation

Planning

050 - Planning. 10 0050-Planning-MAP*- SURVEYOR CHECK LIST (cont.) Not Satisfied

- B. Lots on the FINAL MAP range in size from 3.15 to 7.59 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

050 - Planning. 11 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

he land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide Community trail located along Post Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Planning-CUL

050 - Planning-CUL. 1 0050-Environmental Constraints Sheet Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of all features associated with CA-RIV-12664/H.

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-MAP - ECS AND FINAL MAP Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

As identified in the HANS 2360 Western Riverside County MSHCP Compliance Document dated March 5, 2018, riverine habitat is present on the proposed project site. The Features 1, 2, and 3 identified in the report on page 20, Figure 10, shall be shown and clearly labeled on all project exhibits including final map and ECS to ensure avoidance of these habitats. Feature 4 was found to not be riverine/riparian area and does not need to be avoided. An ECS note will also be required at recordation to reflect these areas as restricted from development.

Survey

050 - Survey. 1 Access Restriction Not Satisfied

Lot access shall be restricted on Santa Rosa Mine Road and Post Road and so noted on the final map, with the exception of one 30-foot access point on Post Road 330-foot south of the centerline of Santa Rosa Mine Road.

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 Aggregate/32-foot Graded Not Satisfied

Lot "A" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 40-foot full-width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 2 Corner Cut-Back Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 Corner Cut-Back (cont.) Not Satisfied

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

050 - Transportation. 3 Improvement Plans Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4 Intersection/50' 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. 5 Off-site Dedication Not Satisfied

A recorded 15-foot off-site dedication of right-of-way along Lot "A" (north of centerline) shall be dedicate by separate instrument prior to map recordation.

NOTE: Lot "A" shall be a 40-foot wide full-width local road, 25-foot south of centerline and 15-foot north of centerline.

050 - Transportation. 6 Street Name Sign Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 7 Sufficient Right-of-Way Not Satisfied

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

Sufficient right-of-way along Lot "A" shall be dedicated for public use to provide for a 40-foot full-width right-of-way per Amended Exhibit No. 2 dated, 01/18/2018.

Note: A stop sign shall be installed at the intersection of Lot "A" and Post Road.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060 BS Grade - MAP - If WQMP is Required Not Satisfied

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

060 - BS-Grade. 2 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 off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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 Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS Grade - MAP - Improvement Securities (cont.) Not Satisfied

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Planning

060 - Planning. 1 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 2 0060-Planning-MAP*- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to Parcel No. 1 and 4 along Post Road and within the driveway area of the proposed access way on Post Road as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 3 0060-Planning-MAP*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.11 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

060 - Planning-CUL. 1 0060-Cultural Resources Monitoring Program Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1

0060-Cultural Resources Monitoring Program (cont.)

Not Satisfied

The applicant/developer shall provide evidence to the County of Riverside that a County certified archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

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

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Temporary Fencing - Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-12664/H during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

060 - Planning-CUL. 2

0060-Tribal Monitoring

Not Satisfied

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

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

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

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

Planning-EPD

060 - Planning-EPD. 1

0060-EPD- 30-day Preconstruction Burrowing Owl Survey

Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD- 30-day Preconstruction Burrowing Owl Survey (cont.) Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-MBTA Nesting Bird Survey 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. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

Transportation

060 - Transportation. 1 Submit Grading Plan Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA 92051.

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), as a single 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/>

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Artifact Disposition Not Satisfied

Artifact Disposition - In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), will be handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s).

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Artifact Disposition (cont.) Not Satisfied

This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning-CUL. 2 0070-Phase IV Cultural Report Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080 BS Grade - MAP - No Building Permit W/O Grading Permit Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080 BS Grade - MAP - Rough Grade Approval Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 0080-E Health-USE OWTS DESIGN Not Satisfied

A set of three detailed grading and or site plans drawn to scale of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing. The leach field design should be consistent with the soil percolation reports from Am/Pac and Associates project number 17-13030 and 17-13031 for parcel one and two respectively, and signed by the engineer of record.

Plan: PM37264

Parcel: 323230061

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP - HFA REVIEW & APPROVAL Not Satisfied

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 2 0080-Planning-MAP*- LOT LINE ADJUSTMENT Not Satisfied

he land divider/permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. ___ and ___, as indicated on the TENTATIVE MAP. The proposed parcels shall comply with the development standards of the ___ (___) zone. The land divider/permit holder shall provide proof of deed recordation to the Planning Department.

080 - Planning. 3 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Perris and Perris Union High School District shall be mitigated in accordance with California State law.

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), as a single 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 issuance of building permit. More information can be found at the following website. <http://rcflood.org/npdes/>

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090 BS Grade - MAP - Precise Grade Approval Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Plan: PM37264

Parcel: 323230061

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Planning

090 - Planning. 1 0090-Planning-MAP*- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. paid certification shall be obtained from the [___ Recreation and Park District] [County of Riverside Economic Development Agency (EDA) for CSA No. ___].

090 - Planning. 2 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.11 gross acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 WQMP Completion Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 2 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: April 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Airport Land Use Commission
Perris Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer
Perris Sphere of Influence
Perris Elementary Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

TENTATIVE PARCEL MAP NO. 37264 – EA43016 – Applicant: Amanca Zschokke – Engineer/Representative: Cozad and Fox Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR) (5-Acre Minimum) - Location: Northerly of Gardenias Street, southerly of Santa Rosa Mine Road, and westerly of Post Road – 14.15 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) – REQUEST: A schedule “H” subdivision of 14.15 gross acres into three (3) residential parcels ranging in size from 3.15 acres to 5.9 gross acres. – APN: 323-230-061 and 323-230-062. BBID: 478-839-711 UPROJ: PM37264

LDC 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 Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on May 4, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.

Any questions or comments regarding this project should be directed to Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

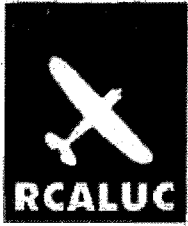
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 27, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
~~(VIA HAND DELIVERY)~~

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1278MA17
Related File No.: PM37264 (Tentative Parcel Map)
APNs: 323-230-044; 323-230-061; 323-230-062

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37264 (Tentative Parcel Map No. 37264), a proposal to divide 21.8 gross acres (21.16 net) located westerly of Post Road (in the unincorporated community of Good Hope), southerly of its intersection with Santa Rosa Mine Road and northerly of its intersection with Gardenias Street, into four lots. (While the site includes three Assessor's parcels, they are all part of one legally established lot.)

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. However, the northerly terminus of this runway is located approximately 23,711 feet from the project site. As this distance exceeds 20,000 feet, the site is located outside the notice radius for that airport. The site is located 34,671 feet southwesterly of the southerly terminus of Runway 14-32 at March Air Reserve Base/Inland Port Airport. At this distance, given the runway elevation of 1,488 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,834 feet AMSL. The site has an existing maximum elevation of approximately 1,815 feet above mean sea level. The proposed building pads for Parcels 3 and 4 are at elevations of 1,791 and 1,774 feet, respectively. Review by the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) is not a prerequisite to the land division, but will be necessary prior to the construction of any structures greater than 43 feet in height at this location.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of the homes thereon.
4. Prior to issuance of building permits for any structures greater than 43 feet in height, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

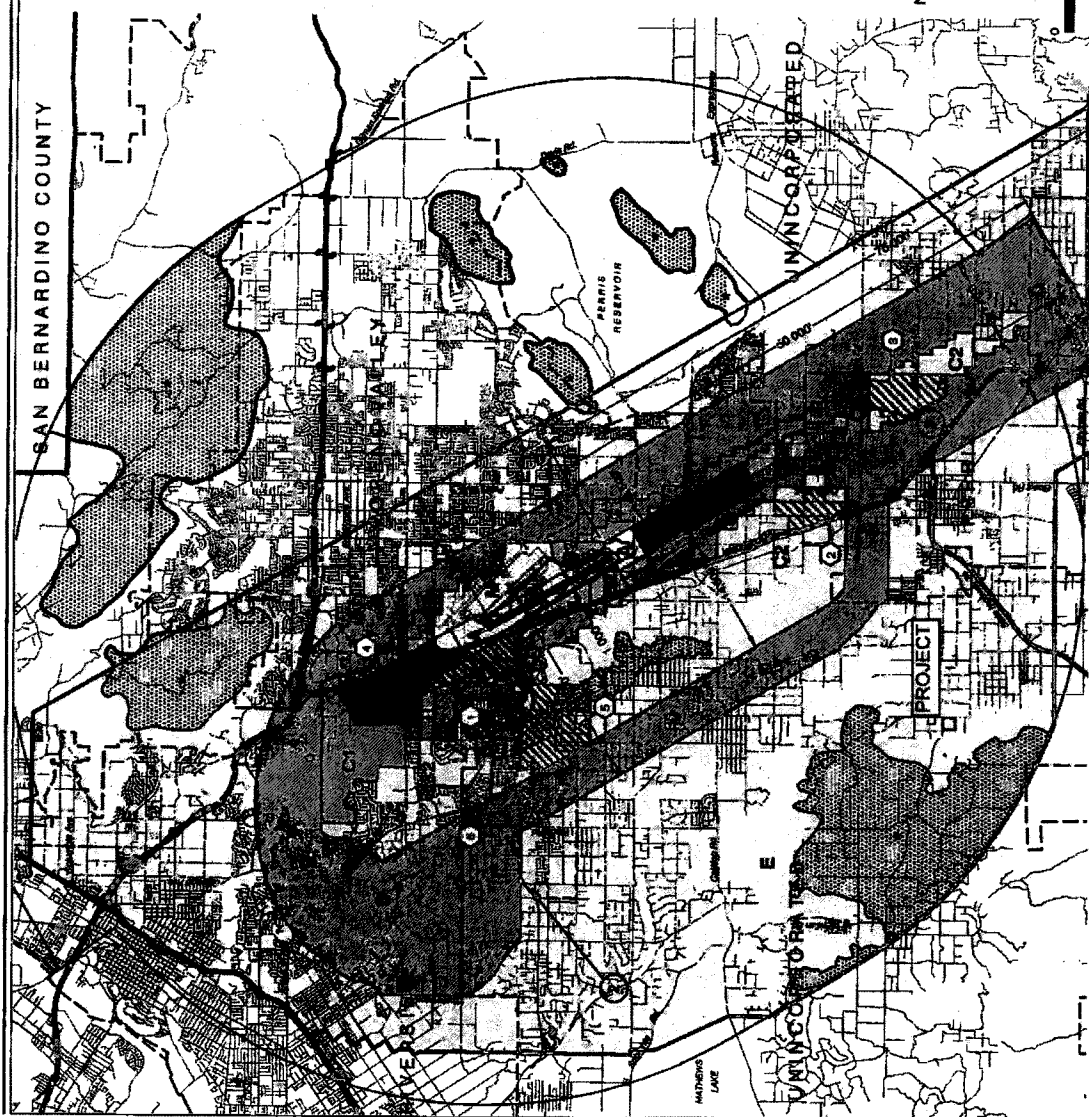
Attachments: Notice of Airport in Vicinity

cc: Tom and Shirley Zschokke (applicant/landowner)
Amanda Zschokke (additional listed owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1278MA17\ZAP1278MA17.LTR.doc

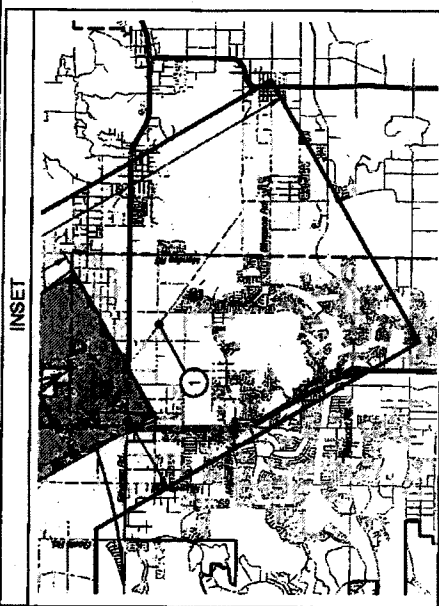
NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
- Site-Specific Exemptions (pending local agency commitments to development projects)**
- 1 March JPA, March Business Center/Meridian
 - 2 Perris: Harvest Landing
 - 3 Perris: Park West
 - 4 Moreno Valley: Affordable Housing
 - 5 March JPA, Ben Clark Training Center
 - 6 Riverside: Ridge Crest Subdivision
- Other Features**
- 1 Point at which aircraft on Runway 26 ILS approach descend to 3,000 feet above runway end. Airport Elevation is 1,435 feet MSL.
 - 2 Point at which departing aircraft typically reach 3,000 feet above runway end.
- Other Labels**
- 1 Temporary Zone
 - 2 FAR Part 77 Military Outer Horizontal Surface Limits
 - 3 FAR Part 77 Notification Area



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

Prepared by Heald & Huff, Inc. (June 2013)

SEE INSET AT RIGHT

My Map



Legend

	Airports
	AIA
Airport Compatibility	
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC8
	C2-HIGHT

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.

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0 9,745 19,490 Feet



My Map



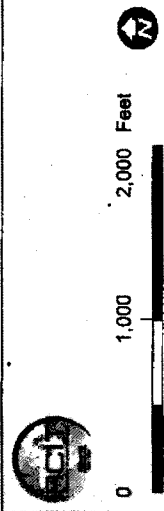
- Legend**
- Airports
 - AIA
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC8
 - C2-HIGHT

Notes

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My Map

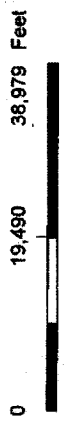


Legend

- City Boundaries
- Cities
- adjacent_highways
- Interstate
- Interstate 3
- State Highways, 60
- State Highways 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

Notes

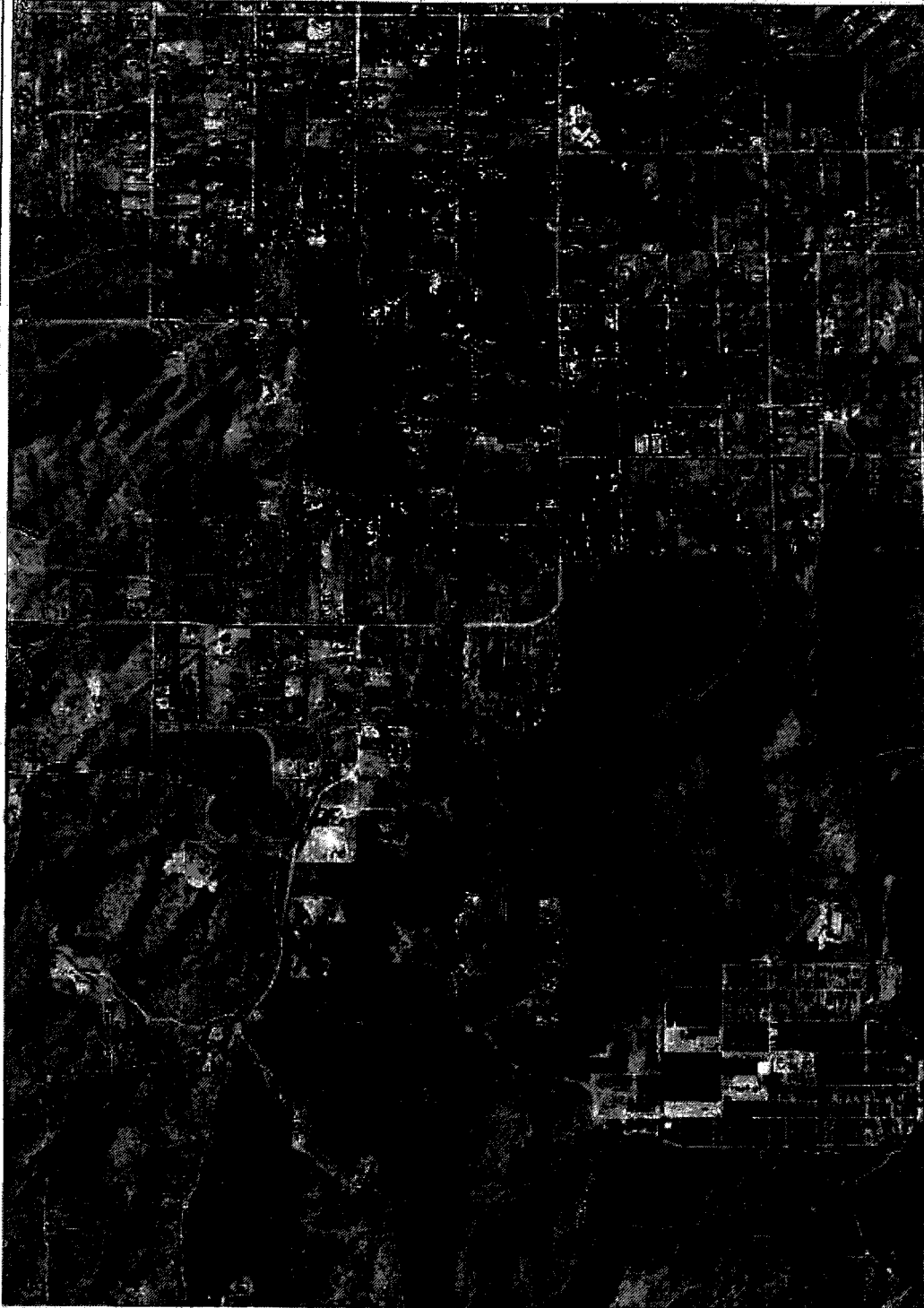
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.





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My Map



Legend

-  City Boundaries
-  Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes

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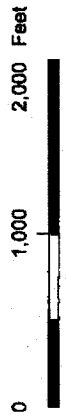
My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrographical lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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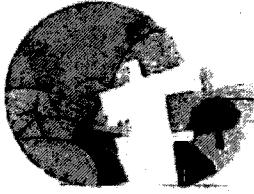
452

905 Feet



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PM 37264

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

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: TOM ZSCHOKKE

Contact Person: TOM ZSCHOKKE E-Mail: TZSCHOKKE@GMAIL.COM

Mailing Address: 23515 POST ROAD

PERRIS CA 92570

City State ZIP

Daytime Phone No: (951) 943-3457 Fax No: () _____

Engineer/Representative Name: COZAD AND FOX INC.

Contact Person: BRIAN FOX E-Mail: BFOX@KBCOZAD.COM

Mailing Address: 151 S. GIRARD STREET

HEMET CA 92544

City State ZIP

Daytime Phone No: (951) 652-4454 Fax No: () _____

Property Owner Name: AMANDA C. ZSCHOKKE

Contact Person: TOM ZSCHOKKE E-Mail: TZSCHOKKE@GMAIL.COM

Mailing Address: 23515 POST ROAD

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 943-3457 Fax No: () _____

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

AMANDA C. ZSCHOKKE
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): 323-230-061 & 323-230-062

Approximate Gross Acreage: 14.1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of GARDENIAS STREET, South of SANTA ROSA MINE RD., East of _____, West of POST ROAD

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: 2 Number of proposed developable lots: 3
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

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

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): _____

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: N/A

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

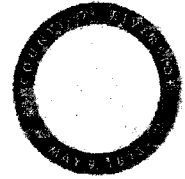
Date _____

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

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

and TOM ZSCHOKKE hereafter "Applicant" and AMANDA ZSCHOKKE "Property Owner".

Description of application/permit use:

TENTATIVE PARCEL MAP

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 323-230-061 & 323-230-062

Property Location or Address:
23515 POST RD., PERRIS, CA. 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: AMANDA ZSCHOKKE Phone No.: _____

Firm Name: _____ Email: _____

Address: 23515 POST RD. PERRIS, CA. 92570

3. APPLICANT INFORMATION:

Applicant Name: TOM ZSCHOKKE Phone No.: 951-943-3457

Firm Name: _____ Email: TZSCHOKKE@GMAIL.COM

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: *Thomas C. Zschokke* Date: 3-29-17

Print Name and Title: THOMAS C ZSCHOKKE

Signature of Property Owner: *Amanda C. Zschokke* Date: 3/29/17

Print Name and Title: Amanda C. Zschokke

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Amanda Zschokke 5-10-18 Tom Zschokke 5-10-18
Property Owner(s) Signature(s) and Date

Amanda Zschokke Tom ZSCHOKKE
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

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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 09, 2018,

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

APN (s) or case numbers PM37264 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

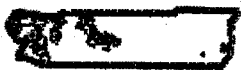
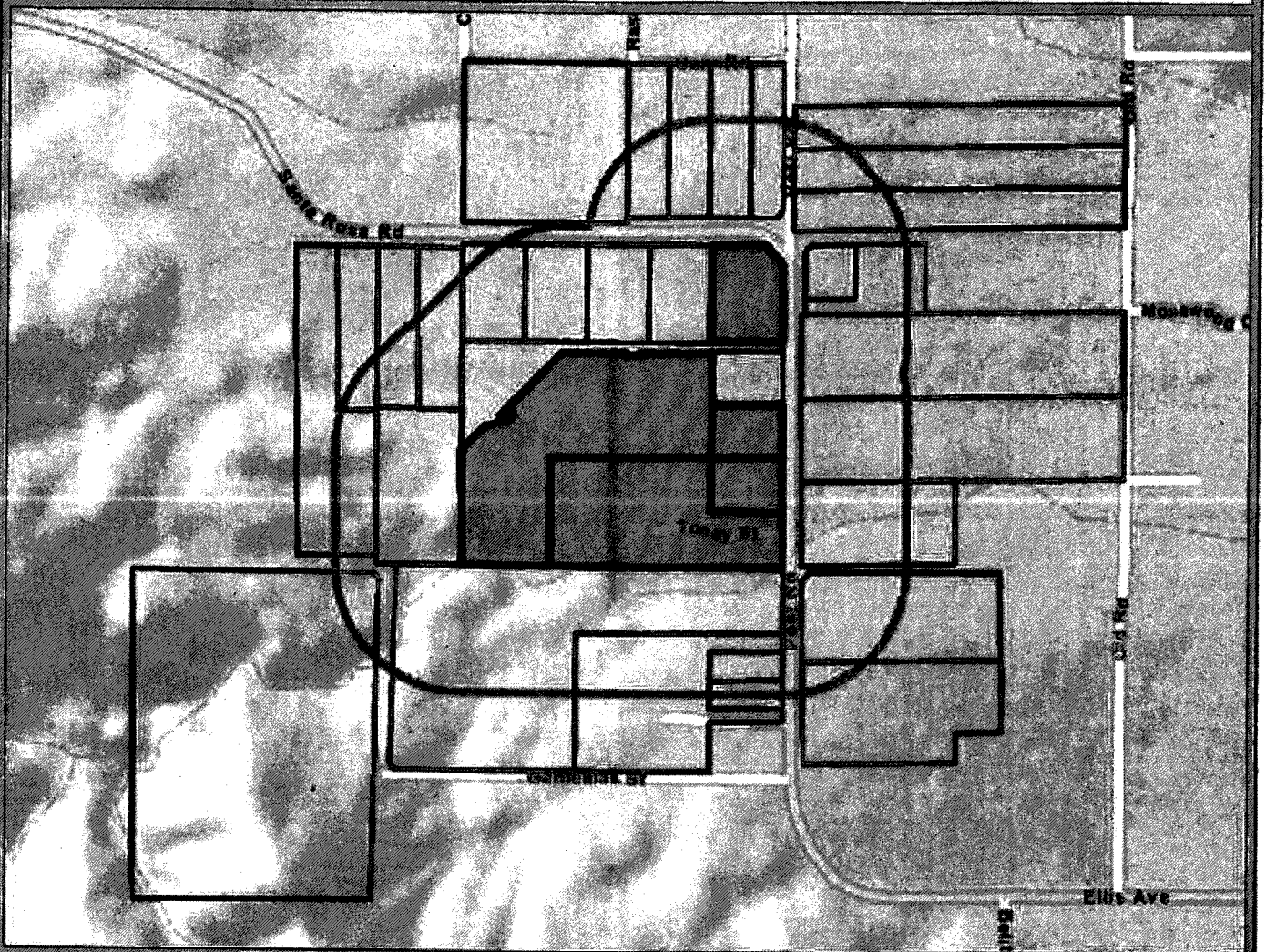
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PM37264 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0

752

1,505 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... 5/9/2018 12:31:00 PM

© Riverside County RCIT

323280023
ADRIAN A DIAZ
GLORIA ESTELA DIAZ
20970 SANTA ROSA MINE RD
PERRIS CA. 92570

323230034
CAROL HONTZ JIMENEZ
23685 POST RD
PERRIS CA. 92570

323230051
BERT J CAPE
DARLENE M CAPE
20795 SANTA ROSA MINE RD
PERRIS CA. 92570

323280025
MIGUEL ANGEL RENTERIA
20910 SANTA ROSA MINE RD
PERRIS CA. 92570

323230050
ALEJANDRO MILLAN
GUADALUPE MILLAN
8356 CINNABAR DR
RIVERSIDE CA 92509

323280027
JOSE RIOS
MARIA RIOS
20750 SANTA ROSA MINE RD
PERRIS CA. 92570

323230044
THOMAS C ZSCHOKKE
23763 POST RD
PERRIS CA. 92570

323230038
MARIO JIMENEZ
ANGELICA JIMENEZ
15032 CLEARY DR
BALDWIN PARK CA 91706

323230031
ROSARIO URIARTE
HERLINDA VILLAFANA
20387 MOUNTAIN AVE
PERRIS CA 92570

323230021
GIACOMO NICK TRANI
20701 SANTA ROSA MINE RD
PERRIS CA. 92570

323230012
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

323230036
RICARDO R FLORES
CARAH L FLORES
23737 POST RD
PERRIS CA. 92570

323230025
FERNANDO FAUSTO
11864 TURTLE SPRINGS LN
NORTH PORTER RANCH CA 91326

323230029
ROGELIO SANCHEZ
HIMELDA SANCHEZ
23825 POST RD
PERRIS CA. 92570

323230020
FRANCISCO ALVAREZ
AURELIA O ALVAREZ
20691 SANTA ROSA MINE RD
PERRIS CA. 92570

323280026
NELSON AGUIRRE
20940 SANTA ROSA MINE RD
PERRIS CA. 92570

323230049
STEPHEN A KAY
COLLEEN M KAY
20721 SANTA ROSA MINE RD
PERRIS CA 92570

323230035
THOMAS C ZSCHOKKE
23763 POST RD
PERRIS CA 92570

323280024
MARTINE GRANADOS
EUTIQUIA GRANADOS
20890 SANTA ROSA RD
PERRIS CA. 92570

323230032
DAVID A NAVARRO
23799 POST RD
PERRIS CA. 92570

323230024
JESUS G DURAN
EVA L DURAN
JUAN DURAN

325050027
FEDERICO CEJA
MARIA GUADALUPE CEJA
22940 FISHER ST
PERRIS CA 92570

23777 POST RD
PERRIS CA. 92570

325050024
MARGARITO TAVARES
23830 POST RD
PERRIS CA. 92570

325030004
PROCORO MARTINEZ
23430 POST RD
PERRIS CA. 92570

325030005
MIGUEL O SANTANA
OLGA HERRERA SANTANA
23450 POST RD
PERRIS CA. 92570

325040041
MARGARITO TAVARES
DIANA TAVARES
23830 POST RD
PERRIS CA 92570

325040040
MARGARITO TAVARES
DIANA TAVARES
23830 POST RD
PERRIS CA 92570

325040003
JESUS NUNEZ SANDOVAL
23660 POST RD
PERRIS CA. 92570

325040002
RAMON MACHUCA
ELEAZAR MACHUCA
201 WAKE FOREST RD
COSTA MESA CA 92626

325040007
GEORGE D MCKNIGHT
CAROLYN A MCKNIGHT
23720 POST RD
PERRIS CA. 92570

325030006
ZORAIDA HERNANDEZ
7518 E RACINE AVE
PARAMOUNT CA 90723

323230052
DANIEL COBIAN
DENISE COBIAN
20895 SANTA ROSA MINE RD
PERRIS CA 92570

323230062
AMANDA C ZSCHOKKE
23763 POST RD
PERRIS CA 92570

323230061
AMANDA C ZSCHOKKE
23763 POST RD
PERRIS CA 92570

323230063
EASTERN MUNICIPAL WATER DIST
C/O C/O RIGHT OF WAY DEPT
P O BOX 8300
PERRIS CA 92572

323230064
MARIO JIMENEZ
ANGELICA JIMENEZ
15032 CLEARY DR
BALDWIN PARK CA 91706

Thomas Zschokke
23515 Post Road
Perris, CA 92570

Thomas Zschokke
23515 Post Road
Perris, CA 92570

Cozad and Fox Inc.
Attn: Brian Fox
151 South Girard Street
Hemet, CA 92544-4462

Cozad and Fox Inc.
Attn: Brian Fox
151 South Girard Street
Hemet, CA 92544-4462

City of Perris
Development Services
135 N. D. Street
Perris, CA 92570

City of Perris
Development Services
135 N. D. Street
Perris, CA 92570

Perris Elementary School District
c/o Christopher Jennison, Director of
Facilities
143 East First Street
Perris, CA 92570

Perris Elementary School District
c/o Christopher Jennison, Director of
Facilities
143 East First Street
Perris, CA 92570

Perris Union High School District
c/o Hector Gonzales, Director of
Facilities
155 E. 4th Street
Perris, CA 92570

Perris Union High School District
c/o Hector Gonzales, Director of
Facilities
155 E. 4th Street
Perris, CA 92570

Eastern Municipal Water District
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water District
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Good Hope – Meadowbrook MAC
Good Hope Community Center
21565 Steel Peak Drive
Perris, CA 92570

Good Hope – Meadowbrook MAC
Good Hope Community Center
21565 Steel Peak Drive
Perris, CA 92570

Amanda Zschokke
23515 Post Road
Perris, CA 92570

Amanda Zschokke
23515 Post Road
Perris, CA 92570

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

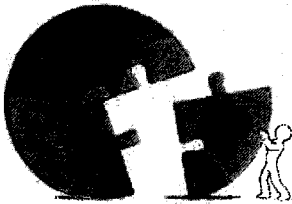
This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, or to request a public hearing, please submit written comments to the Planning Department at the above address no later than 5:00 p.m. on August 7, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

TENTATIVE PARCEL MAP NO. 37264 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15304 (Minor Alterations to Land) and Section 15325 (Minor Land Divisions) – Applicant: Tom Zschokke – Engineer/Representative: Cozad and Fox Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R-RR) (5-Acre Minimum) – Location: Northerly of Gardenias Street, southerly of Santa Rosa Mine Road, and westerly of Post Road – 22.11 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2½) – **REQUEST:** Schedule "H" subdivision of 22.11 gross acres into four (4) residential parcels ranging in size from 3.15 gross acres to 7.36 gross acres.

For further information regarding this project, please contact Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@rivco.org. The case file for the proposed project 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 Street 12th Floor, Riverside, CA 92501.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: PM37264

Project Location: North of Gardenias St., South of Santa Rosa Mine Rd., and West of Post Rd

Project Description: Tentative Parcel Map No. 37264 is a Schedule 'H' subdivision of a 22.11 gross acre parcel into four residential parcels. APN 323-230-061, 062, 323-230-035, 036, and 323-230-044.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Tom Zschokke, 23515 Post Road, Perris, CA 92570

Exempt Status: (Check one)

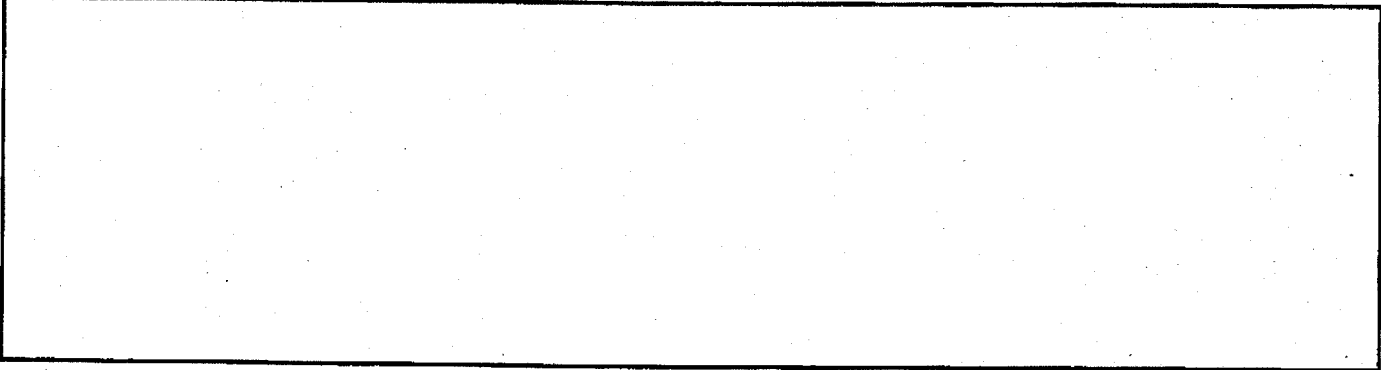
- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15315)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under Section 15315 (Minor Land Divisions). Section 15315 allows for minor land divisions when the division of the property is located in an urbanized area, zoned for residential, industrial or commercial, comprised of 4 or fewer parcels, is in conformance with the General Plan and zoning, does not require an exemption or variance, access and services are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20%. The proposed project meets these requirements.

Deborah Bradford (951) 955-6646
 County Contact Person Phone Number
Deborah Bradford Contract Planner 8/14/18
 Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. 43016 ZCFG No. 6386 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1704234

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ZSCHOKKE AMANCA C
paid by: CK 8424 EA43016 \$50.00
paid towards: CFG06386 CALIF FISH & GAME: DOC FEE
at parcel: 23515 POST RD PERR
appl type: CFG3

By _____ Apr 05, 2017 11:35
MGARDNER posting date Apr 05, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!