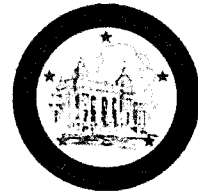


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
1.3  
(ID # 10985)

**MEETING DATE:**

Tuesday, October 8, 2019

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 36903 – CEQA Exempt, Article 5 – Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a).(b).3 – Applicant/Engineer: Rabb Engineering - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan - Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Apricot Avenue, westerly of 11th Street, and southerly of 12th Street - 2.20 Acres - Zoning: Residential Agricultural (R-A) - REQUEST: Tentative Parcel Map No. 36903 is a Schedule H subdivision of a 2.42 gross acre parcel into two (2) 1.21 gross acre parcels. There are existing residential and accessory structures that would remain on both parcels. The subject site was previously Parcel 3 and 4 of an approved Parcel Map No. 17309 recorded on March 23, 1982. It was then merged per Certificate of Parcel Merger recorded on July 25, 1985, per Instrument No. 163958. APN: 427-290-024. District 5. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on August 22, 2019.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 9/26/2019

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel and Hewitt  
Nays: None  
Absent: Washington and Perez  
Date: October 8, 2019  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The proposed parcel map was applied for on November 3, 2015. Land Development Committee (LDC) comments were provided to the representative on December 11, 2015. At the request of the Environmental Health Department, the representative needed the property owners to recertify their existing septic systems of the dwelling(s) on the project site. This caused a "Hold" on the project review as the property owners needed time to gather the funds to have various percolation tests and certificates of their septic systems performed.

As of January 4, 2019, the last of the septic certifications were provided. Clearance was given from Environmental Health, as well as all other development departments at the end of January 2019.

This project is reverting back to its original parcel size dimensions from the approved Parcel Map No. 17309 recorded in March 1982. The existing project site and uses of residential dwellings and equestrian are still consistent with the General Plan, Land Use Designations, and any policies the County of Riverside would have in place for this area and the surrounding community.

**Board Action**

The Director's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

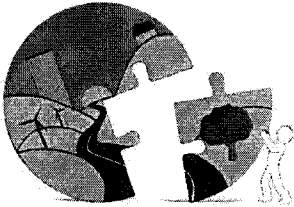
**ATTACHMENTS:**

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

- A. PLANNING DIRECTOR'S APPROVAL LETTER**
- B. MEMO TO PLANNING DIRECTOR REGARDING OPTIONAL HEARING NOTICE**
- C. DIRECTOR'S HEARING STAFF REPORT**



Jason Farin, Senior Management Analyst 10/2/2019



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

**August 21, 2019**

Raab Engineering  
510 Branding Iron Way  
Norco, CA 92860

Equity Trust Company  
c/o Scott McKhan  
P O Box 7538  
Capistrano Beach, CA 92624

**RE: Tentative Parcel Map No. 36903 (The Tentative Parcel Map is a Schedule H map of a 2.20 ac parcel into (2) 1.10 ac parcels. There are existing structures that would remain on both parcels. CEQA Exempt  
Regional Team: Riverside Office**

On August 22, 2018, the **Riverside County Planning Department** approved the above referenced case. The Tentative Parcel Map will now proceed to the Board of Supervisors for Receive & File on their consent calendar. Once that action has been taken, A 10 day appeal letter will be sent to your attention. As indicated above, the Board's action initiates a ten (10) day appeal period during which an applicant or any interested person may file an appeal.

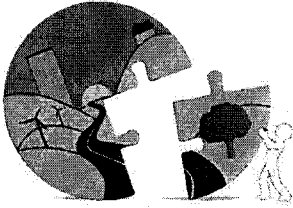
Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, Assistant TLMA Director

  
\_\_\_\_\_  
Tim Wheeler, Urban Regional Planner III

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 Ct. Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 21, 2019

**RE: TENTATIVE PARCEL MAP NO. 36903**

**From:** Ken Baez – Principal Planner


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

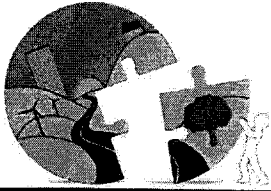
Tentative Parcel Map No. 36903 is a Schedule H subdivision of a 2.42 gross acre parcel into two (2) 1.21 gross acre parcels. There are existing residential and accessory structures that would remain on both parcels. The subject site was previously Parcel 3 and 4 of an approval Parcel Map No. 17309 recorded March 23, 1982. It was then merged per Certificate of Parcel Merger recorded July 25, 1985 per instrument no. 163958.

On July 17, 2019, property owners within an 800 foot radius of the project site were provided a project notice. The notice informed property owners of the proposed Tentative Parcel Map and provided instructions for anyone wishing to comment or to request a public hearing on the project. On August 5, 2019 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.

Sincerely,

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

  
Tim Wheeler, Urban Regional Planner III



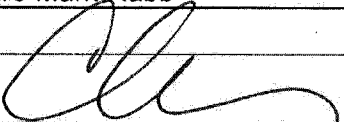
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

Director's Hearing: August 12, 2019

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Tentative Parcel Map No. 36903	<b>Applicant(s):</b>	Rabb Engineering
<b>CEQA Exempt</b>	Section 15061 (a) (b) 3		c/o Mark Rabb
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Representative(s):</b>	Rabb Engineering
<b>Zoning Area/District:</b>	Nuevo Area		c/o Mark Rabb
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Tim Wheeler		
<b>Project APN(s):</b>	427-290-024		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Tentative Parcel Map No. 36903 is a Schedule H subdivision of a 2.42 gross acre parcel into two (2) 1.21 gross acre parcels. There are existing residential and accessory structures that would remain on both parcels. The subject site was previously Parcel 3 and 4 of an approval Parcel Map No. 17309 recorded March 23, 1982. It was then merged per Certificate of Parcel Merger recorded July 25, 1985 per instrument no. 163958.

The project is located north of Apricot Avenue, west of 11th Street, and south of 12th Street. The project address is 30840 Apricot Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 based on the findings and conclusions in the staff report and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36903**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
<b>Surrounding General Plan Land Uses</b>	
North:	Rural Community: Low Density Residential (RC-LDR)
East:	Rural Community: Low Density Residential (RC-LDR)
South:	Rural Community: Low Density Residential (RC-LDR)
West:	Rural Community: Low Density Residential (RC-LDR)
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	N/A
<b>Surrounding Zoning Classifications</b>	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use:	Residential Dwellings & Equestrian
<b>Surrounding Uses</b>	
North:	Residential Dwellings & Equestrian
South:	Residential Dwellings & Equestrian
East:	Residential Dwellings
West:	Residential Dwellings & Equestrian

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.66 Gross/2.42 Net Acres	N/A
Proposed Minimum Lot Size:	1.33 Gross/1.21 Net Acres	20,000 sqft min. lots

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule H	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146 for lighting & libraries
Special Flood Hazard Zone:	Yes – Located within a Flood Plain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High and LRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR fee area
Airport Influence Area ("AIA"):	No



**PROJECT LOCATION MAP**

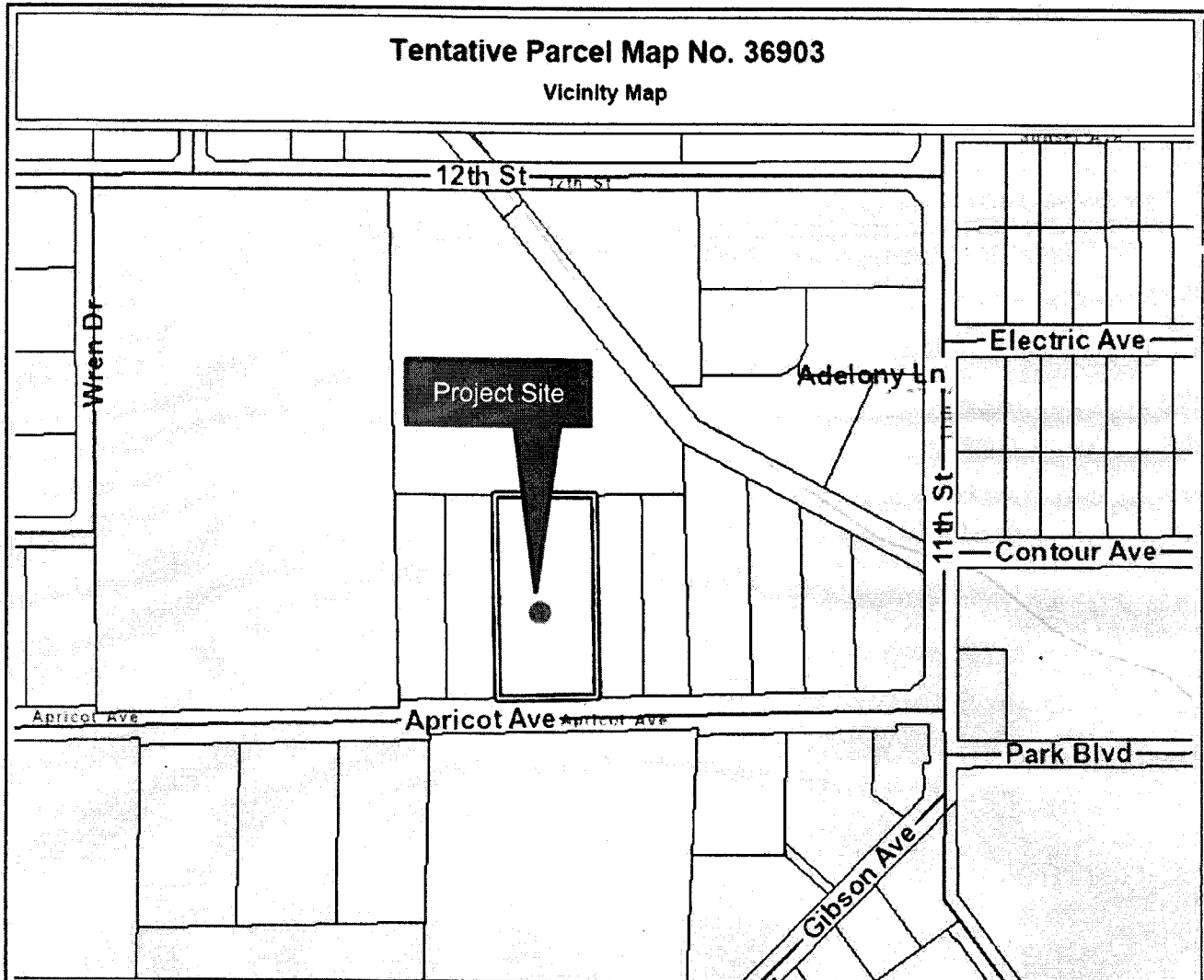


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The proposed parcel map was applied for on November 3, 2015. Land Development Committee (LDC) comments were provided to the representative on December 11, 2015. At the request of the Environmental Health Department, the representative needed the property owners to recertify their existing septic systems of the dwelling(s) on the project site. This caused a "Hold" on the project review

as the property owners needed time to gather the funds to have various percolation tests and certificates of their septic systems performed.

Finally as of January 4, 2019 the last of the septic certifications were provided. Clearance was given from the Environmental Health as well as all other development departments the end of January 2019.

This project is reverting back to its original parcel size dimensions from the approved Parcel Map No. 17309 recorded in March 1982. The existing project site and uses of residential dwellings and equestrian are still consistent with the General Plan, Land Use Designations, and any policies the County of Riverside would have in place for this area and the surrounding community.

### ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a) (b) 3, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project will not result in any direct improvements or physical impacts on its own as the subject project site is currently developed with residential dwellings. Furthermore, it was previously two separate parcels before (per approved Parcel Map No. 17309 recorded in March 1982; then was merged per a Certificate of Parcel Merger recorded July 25, 1985, instrument number 163958. The project is EXEMPT under State CEQA Guidelines Section 15061 because Section (a) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Therefore, the project meets the requirements for CEQA exemption per Section 15061.

### FINDINGS AND CONCLUSIONS

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

#### Land Use Findings:

1. The project site is designated Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) in the Lakeview/Nuevo Area. Development within this area is encouraged to be "single-family detached residences and attached residences with a 1/2 acre to 1 acre range. Limited agriculture and intensive equestrian and animal keeping is encouraged. The proposed subdivision will result in the return to an originally approved parcel map (PM17309) parcels sizes of 1.33 gross acre properties. The subdivision is consistent with the land use designation, the surrounding community, and with all other relevant policies of this area and the overall General Plan.
2. The existing zoning classification for the project site and the surrounding community or neighborhoods is Residential Agricultural (R-A).

**Entitlement Findings:**

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. 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. The proposed tentative parcel map complies with the General Plan, as it is a return to the previously approved and recorded subdivision delineation under Parcel Map No. 17309 of Parcels 3 and 4 (recorded March 23, 1982; Book 102-Page 90) dissolving the Certificate of Parcel Merger from 1985. The project site is still used for residential dwellings and equestrian uses which is consistent with the surrounding community of Lakeview/Nuevo. There are no specific plans within over 2 miles of the proposed project site and those ones that are currently are not developed. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance.
2. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential and equestrian uses; plus the subject property is returning to its originally approved parcel sizes under approved Parcel Map No. 17309. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
3. The proposed project has been determined to be exempt from CEQA based on Section 15061, Article 5 – Preliminary Review of Projects and Conduct of Initial Study. Criteria must be met to determine whether a project falls under this exemption. It was determined that this subdivision has met the criteria of this exemption and would not cause substantial environmental damage, serious health problems or substantially and avoidable injure fish or wildlife through project design and conditions of approval.
4. 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. It is within a Cal Fire Local Responsibility Area and in a very high fire area; but as the proposed parcel map is just reverting back to its originally approved parcel sizing under the approved Parcel Map No. 17309; no serious public concerns will arise. As stated previously, there are existing residential dwellings on the subject property. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Apricot Avenue resulting in unsafe conditions.
5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
  - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road 24 feet graded. The existing half width of Apricot Avenue is a total of 44 feet wide, which exceeds the requirement. The proposed parcel map is consistent with these standards

- because there are no street improvements required. Additionally it is reverting back to its originally approved parcel status as was approved under Parcel Map No. 17309.
- b. Ord. No. 460 10.13.A.1.b; all streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the project is Apricot Avenue, which is has a 44 foot width and is paved. This meets the requirement. Additionally it is reverting back to its originally approved parcel status as was approved under Parcel Map No. 17309.
  - c. There are no requirements for Access Roads and Existing streets because the Transportation Department is not requiring road improvements because there have already been improvements to Apricot Avenue. Ord. No. 460 10.13.A.1.c. Additionally it is reverting back to its originally approved parcel status as was approved under Parcel Map No. 17309.
  - d. Ord. No. 460 10.13.A.1.d; does not apply in this case because the project site is reverting back to its originally approved parcel status as was approved under Parcel Map No. 17309.
  - e. Per the Transportation Department, there is no street improvement plans required.
  - f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from the Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
  - g. Ordinance No. 460 10.13.f has certain exceptions that apply to parcel maps located entirely within a community services district. The proposed parcel map is located within CSA 146 for Lakeview/Nuevo, but that CSA is only for lighting and libraries. Additionally it is reverting back to its originally approved parcel status as was approved under Parcel Map No. 17309.
6. 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.
  7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classifications of Residential Agricultural (R-A).

**Development Standards Findings:**

1. One family residence shall not exceed forty feet (40') in height. No other building or structure shall exceed fifty feet (50') in height. The project parcel currently has residential dwelling(s) on it. Their height is under 40 feet and reside on both proposed lots. All other future buildings or structures will also need to comply with this development standard.
2. Lot size shall not be less than 20,000 square feet with the minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The project proposes parcel widths at 112 feet wide, meeting the minimum requirement. The project's depth is 470 feet. Both the width and depth are the same and a return to the originally approved Parcel Map (PM17309) parcel sizing of parcel 3 and 4.
3. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. Since the project is proposing lots greater than 20,000 square feet, animals are permitted, if desired. Currently there are may be animals on the existing project site.
4. The front yard setback shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed

structure. One both proposed parcels, the existing structures closest to the front property line (street line) is 30 feet from the street line. The proposed project meets the requirement.

5. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The project proposes lots of 1.33 gross acres each and has plenty of space to allow two (2) spaces per dwelling unit, as required per Section 18.12 of Ordinance No. 348.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is 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 Local Responsibility Area ("LRA") and is also located within a very high hazard severity zone.

**Conclusion:**

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

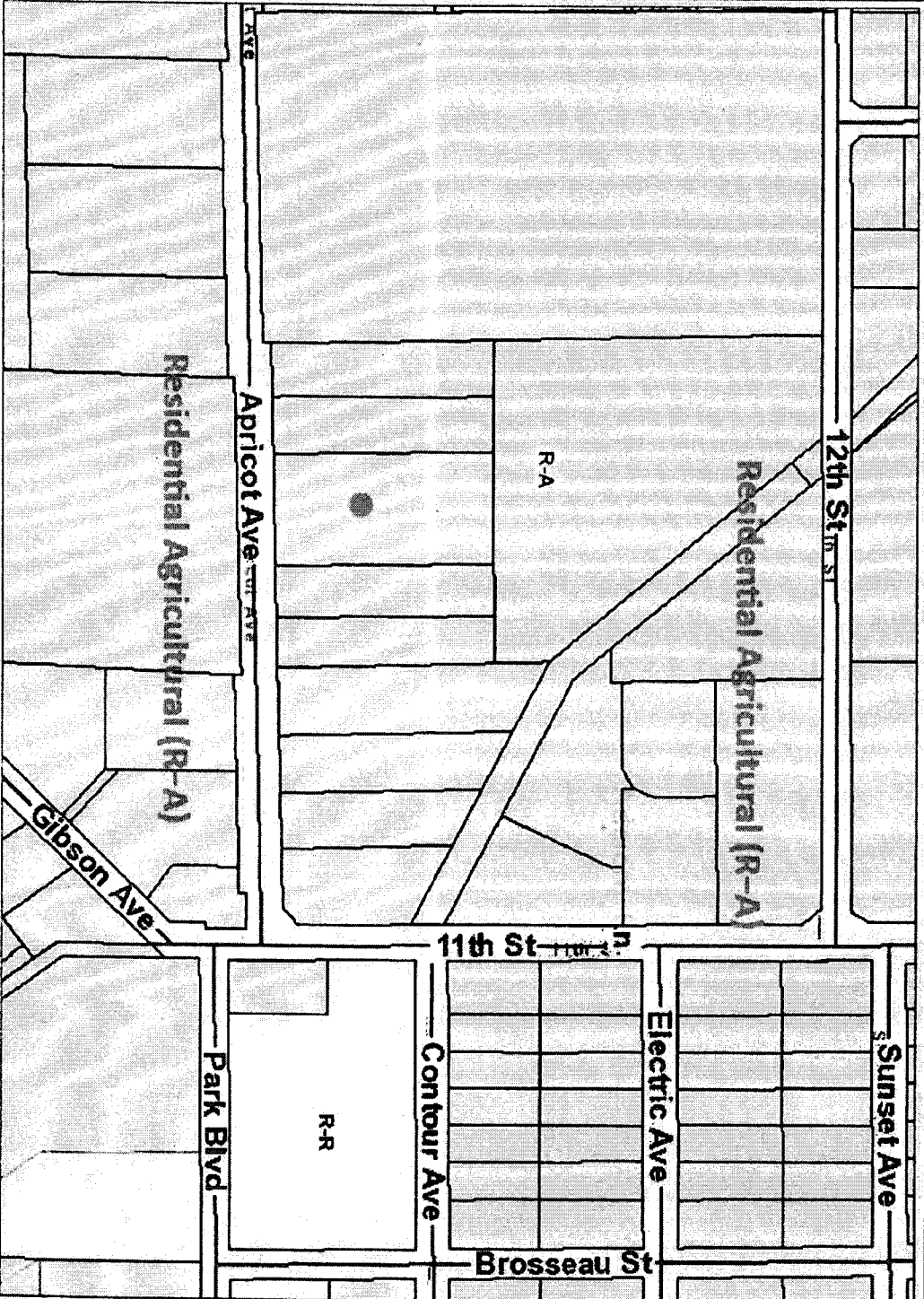
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the general public, indicating support/opposition to the proposed project or request for a public hearing. No community outreach occurred for this project.

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# Tentative Parcel Map No. 36903

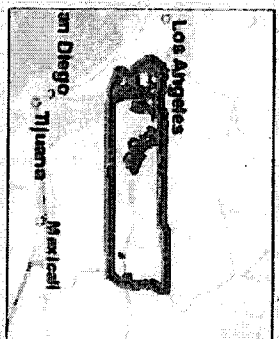
## Zoning Map



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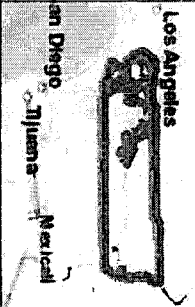
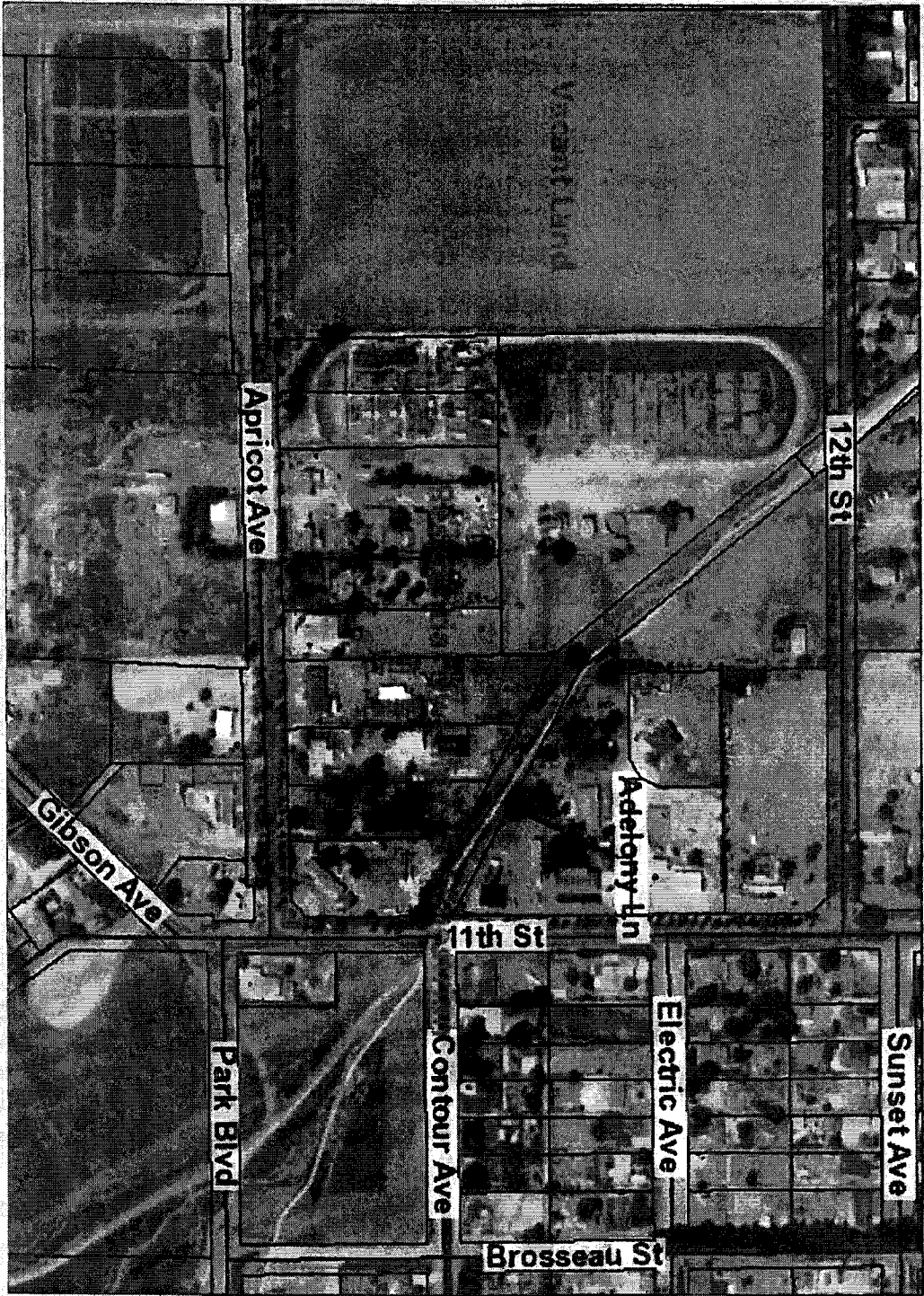
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**Notes**

Area reserved for notes.

# Tentative Parcel Map No. 36903

## Land Use Map



- Legend**
- Parcels
  - County Centerline Names
  - County Centerlines
  - Blue-line Streams
  - City Areas
  - World Street Map

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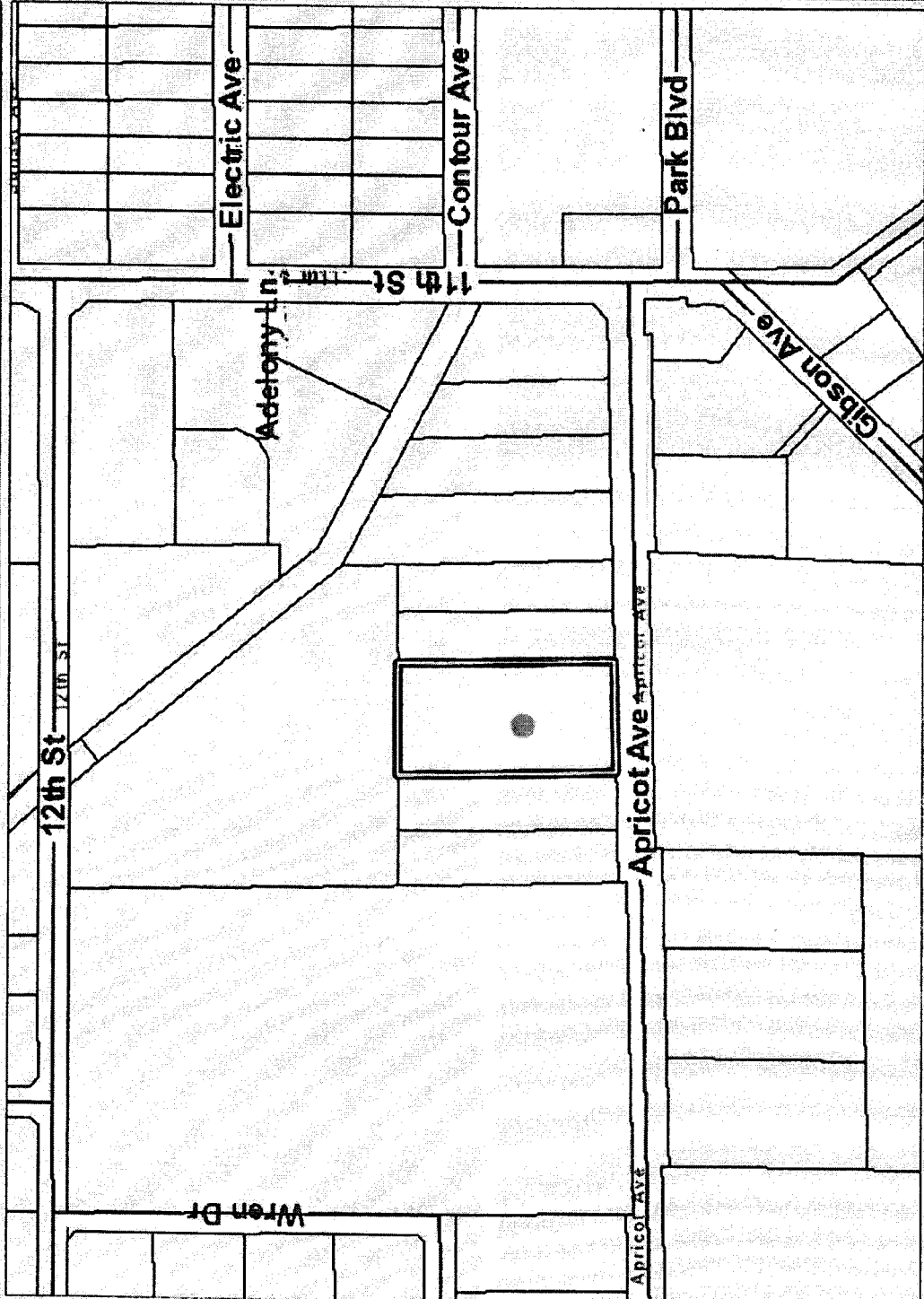
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**Notes**

# Tentative Parcel Map No. 36903

## Vicinity Map



- Legend**
- Parcels
  - County Centerline Names
  - County Centerlines
  - Blue-line Streams
  - City Areas
  - World Street Map

**Notes**

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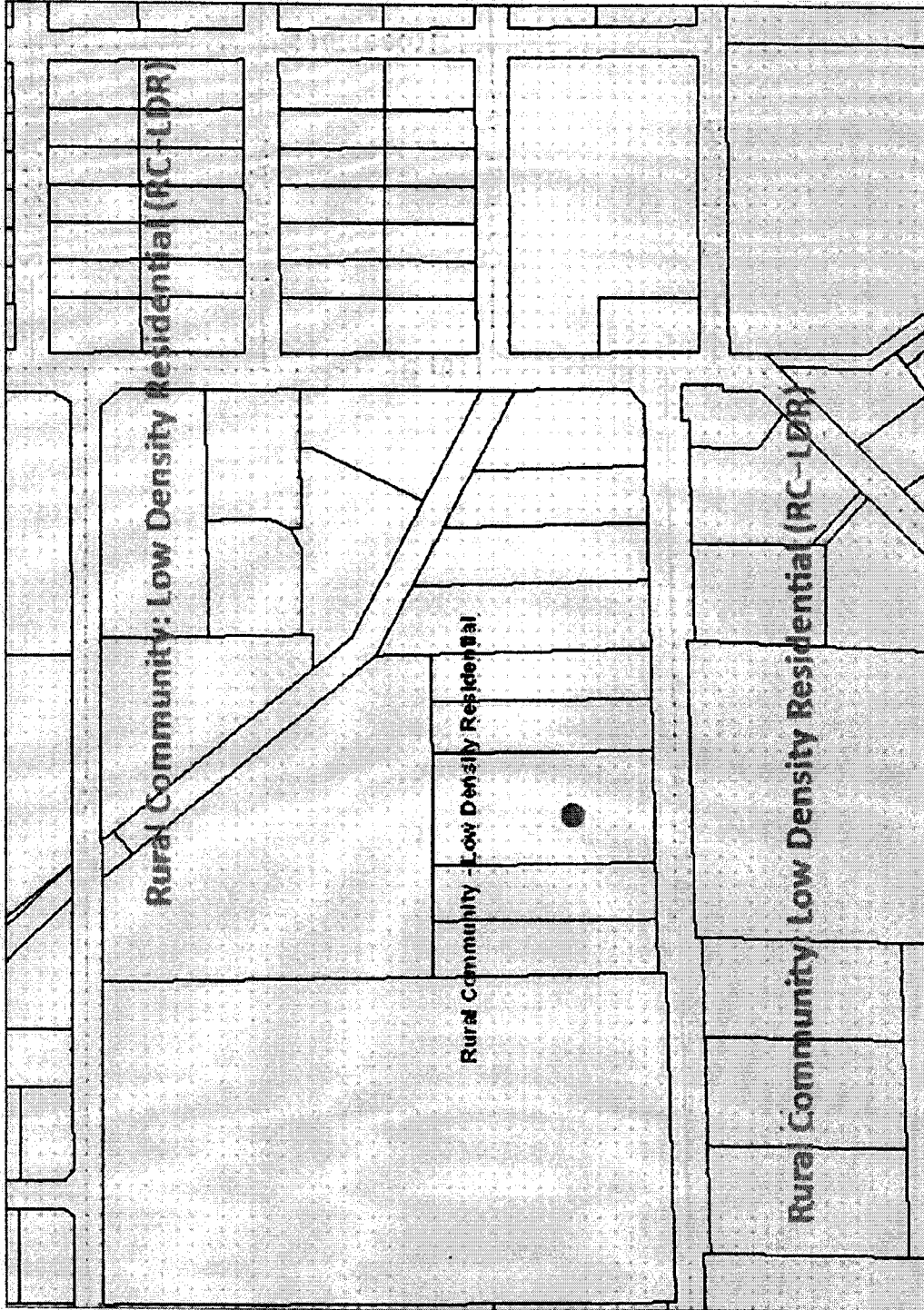
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# Tentative Parcel Map No. 36903

## General Plan Land Use Designation Map



Los Angeles



San Diego

### Legend

□ Parcels

### General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

### Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximations, 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.



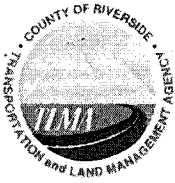
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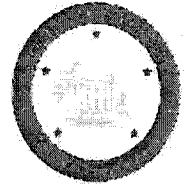
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COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

07/15/19, 10:41 am

PM36903

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM36903. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM36903) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Tentative Parcel Map No. 36903 is a Schedule H subdivision of a 2.42 gross acre parcel into two (2) 1.21 gross acre parcels. There are existing residential and accessory structures that would remain on both parcels. The subject site was previously Parcel 3 and 4 of an approval Parcel Map No. 17309 recorded March 23, 1982. It was then merged per Certificate of Parcel Merger recorded July 25, 1985 per instrument no. 163958.

The project is located north of Apricot Avenue, west of 11th Street, and south of 12th Street. The project address is 30840 Apricot Avenue.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Lakeview Nuevo (Adopted 8/1/2006)

**Advisory Notification. 4 AND - Exhibits**

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

Tentative Map, dated November 14, 2016.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5 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
  - current California Building Code
  
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. 625 (Right to Farm)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 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 Septic System

The existing on-site waste-water treatment systems (OWTS) for each home have been certified. The locations of the systems do not encroach upon the new property boundary. If any new OWTS are proposed, a soil percolation report consistent with the requirements of the Departments' Local Area Management Program will be required.

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****0010-Flood-MAP ELEVATE FINISH FLOOR**

The finished floor of new structures shall be elevated 18-inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

**Flood. 2****0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map 36903 is a proposal to subdivide an approximately 2.2-acre site into 2 lots. The site is located in the Lakeview-Nuevo area on the north side of Apricot Avenue west of 11th Street. The District previously reviewed this site as Parcel Map 17309. Lots 3 and 4 of PM 17309 were merged into 1 lot. This proposal would create two lots again. There are existing structures located on both proposed lots.

A Department of Water Resources (DWR) flood plain crosses the northeasterly portion of the site through Parcel 1. This flood plain shall be shown on an environmental constraint sheet (ECS) to accompany the final map. No structures, buildings, encroachments, fill or obstructions shall be allowed within this flood plain. Some of the existing structures may be located within this flood plain. If these structures become damaged, no new, reconstructed or restored structures shall be built within the flood plain.

The topography is a mild northwesterly sloping terrain and the site is subject to sheet flow flooding. As was required for PM 17309, the finished floor of all new structures shall be elevated 18-inches above the adjacent ground surface.

The site is located in the Lakeview/Nuevo Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 1****0010-Planning-MAP - EXISTING SECOND UNITS**

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 cannot be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

**Planning. 2****0010-Planning-MAP - HUMAN REMAINS**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the







## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 2

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

concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, 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.

### Regional Parks and Open Space

#### Regional Parks and Open Space. 1

#### 0010-Regional Parks and Open Space-MAP - DESIGN GUIDELINE TRAIL

A Design Guideline Trail exists on Apricot Avenue within the road right of way. The trail shall be constructed when the road is improved.

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 1                    0010-Transportation-MAP - COUNTY WEB SITE**

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

**Transportation. 2                    0010-Transportation-MAP - DRAINAGE 1**

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

**Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2**

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

**Transportation. 4                    0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W**

No additional on-site right-of-way shall be required on Apricot Avenue since adequate right-of-way exists, per PM 102/90.

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 5                    0010-Transportation-MAP - NO ADD'L ROAD IMPRVMENTS**

No additional road improvements will be required at this time along Apricot Avenue due to existing improvements.

**Transportation. 6                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the 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.

**Transportation. 7                    0010-Transportation-MAP - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Plan: PM36903

Parcel: 427290024

## 50. Prior To Map Recordation

### Fire

**050 - Fire. 1                      0050-Fire-MAP - #004-ECS-FUEL MODIFICATION                      Not Satisfied**

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of future grading permits, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not be 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 property and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the 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.

**050 - Fire. 2                      0050-Fire-MAP - #64-ECS-DRIVEWAY ACCESS                      Not Satisfied**

ECS map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

**050 - Fire. 3                      0050-Fire-MAP - #67-ECS-GATE ENTRANCES                      Not Satisfied**

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

**050 - Fire. 4                      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 future building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

**050 - Fire. 5                      0050-Fire-MAP - #88-ECS-AUTO/MAN GATES                      Not Satisfied**

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

**050 - Fire. 6                      0050-Fire-MAP - LEGAL ACCESS                      Not Satisfied**

Ensure legal access is maintained to Parcel 2



Plan: PM36903

Parcel: 427290024

### 50. Prior To Map Recordation

#### Planning

**050 - Planning. 1                      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. 2                      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. 3                      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. 4                      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 County Service Area No. 146 (CSA #146) 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.

### 60. Prior To Grading Permit Issuance

#### Flood

**060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied**

Parcel Map 36903 is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

#### 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.

Plan: PM36903

Parcel: 427290024

## 60. Prior To Grading Permit Issuance

### Planning

060 - Planning. 2

0060-Planning-MAP - PALEO PRIMP & MONITOR

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for palaeontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

#### PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Palaeontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified palaeontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the palaeontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", palaeontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

Plan: PM36903

Parcel: 427290024

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 2**                      **0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)**                      **Not Satisfied**  
12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the palaeontological 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

**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 2.42 acres (gross) 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.

## 70. Prior To Grading Final Inspection

### Planning

**070 - Planning. 1**                      **0070-Planning-MAP - PALEO MONITORING REPORT**                      **Not Satisfied**

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Palaeontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.



Plan: PM36903

Parcel: 427290024

## 80. Prior To Building Permit Issuance

### BS-Grade

080 - BS-Grade. 1

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 Soils Compaction 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.

### Flood

080 - Flood. 1

0080-Flood-MAP ADP FEES

Not Satisfied

Parcel Map 36903 is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

### 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.

Plan: PM36903

Parcel: 427290024

### 80. Prior To Building Permit Issuance

#### Planning

**080 - Planning. 2                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied**

All utility extensions within a lot shall be placed underground.

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

Impacts to the Nuvview Union & Perris Union High School Districts shall be mitigated in accordance with California State law.

### 90. Prior to Building Final Inspection

#### BS-Grade

**090 - BS-Grade. 1                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL                      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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.
2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

#### Planning

**090 - Planning. 1                      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 or County of Riverside Economic Development Agency (EDA) for CSA No. 146.

**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 2.42 acres (gross) 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.

Plan: PM36903

Parcel: 427290024

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1      0090-Transportation-MAP - LAKEVIEW/NUEVO FUNDING      Not Satisfied**

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBB) is under active consideration. This project will be required to participate in the RBB and pay its share of RBB fees, including an interim RBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

**090 - Transportation. 2      0090-Transportation-MAP - 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  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: November 13, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Environmental Programs Division

Riv. Co. Geology Section  
Riv. Co. Archaeology Section  
Riv. Co. Regional Parks & Open Space  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management  
Nuevo Union School District  
Perris Union High School District

EMWD  
Southern California Edison Co.  
Southern California Gas Co.  
5th District Supervisor  
5th District Planning Commissioner

**TENTATIVE PARCEL MAP NO. 36903 - EA42852** – Applicant/Engineer: Rabb Engineering – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan - Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Apricot Avenue, Westerly of 11<sup>th</sup> Street, and Southerly of 12<sup>th</sup> Street – 2.20 Acres – Zoning: Residential Agricultural (R-A) REQUEST: The tentative parcel map is a Schedule H subdivision of a 2.20 ac parcel into (2) 1.10 ac parcels. There are existing structures that would remain on both parcels. APN: 427-290-024.

**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 December 3, 2015. 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. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, Interim Urban Planner II**, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org)/ MAILSTOP #: 1070

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

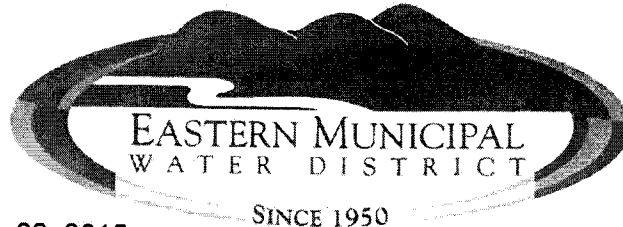
COMMENTS:

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.*



December 22, 2015

**Board of Directors**

**President**

Randy A. Record

**Vice President**

David J. Slawson

**Directors**

Joseph J. Kuebler, CPA

Philip E. Paule

Ronald W. Sullivan

**General Manager**

Paul D. Jones II, P.E.

**Treasurer**

Joseph J. Kuebler, CPA

**Chairman of the Board,**

*The Metropolitan Water*

*District of So. Calif.*

Randy A. Record

**Legal Counsel**

Lemieux & O'Neill

Attn: Tim Wheeler  
Riverside County Planning Department - Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409

**Subject: Tentative Parcel Map No. 36903**

**APN: 427-290-024**

**Location: NE corner of Rancho California Road/Monte De Oro Intersection**

The subject project is located in EMWD's sewer service area. The nearest EMWD sewer pipeline is located along Pico Avenue, south of Nuevo Road, which is approximately 15,000 feet from this location. If this project requires service connections to EMWD's sewer system, then, details of said service connection points will be further detailed in a separate document known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at [www.emwd.org](http://www.emwd.org). This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility requirements, i.e. approved POS
3. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E., Senior Civil Engineer

Business Phone: 951-928-3777 Extension x4468

e-mail: [El-hagem@emwd.org](mailto:El-hagem@emwd.org)

**Mailing Address:** Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177  
Location: 2270 Trumble Road Perris, CA 92570 Internet: [www.emwd.org](http://www.emwd.org)



SOUTHERN CALIFORNIA  
**EDISON**

An EDISON INTERNATIONAL® Company

County of Riverside  
4080 Lemon St., 8<sup>th</sup> Floor  
Riverside, CA 92501

December 23, 2015

Attention: Planning

Subject: Tract Map No. 36903

Please be advised that the division of the property shown on Tract Map No. 36903 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

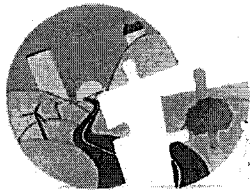
In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

A handwritten signature in black ink, appearing to read "Steven D. Lowry".

Steven D. Lowry  
Title and Real Estate Services  
Corporate Real Estate Department

CC006704



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36903 DATE SUBMITTED: 10/21/2015

### APPLICATION INFORMATION

Applicant's Name: MARK RAAB E-Mail: MARK@RAABENGINEERING.COM

Mailing Address: 510 BRANDING LEAN  
NORCO CA 92860  
City State ZIP

Daytime Phone No: (951) 255-4044 Fax No: ( )

Engineer/Representative's Name: SAME AS ABOVE E-Mail: -

Mailing Address: -  
- - -  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: EQUITY TRUST COMPANY E-Mail: SCOTTMCKHANN@YAHOO.COM

Mailing Address: c/o SCOTT MCKHANN P.O. Box 7530  
CARIBBEAN BEACH CA 92624  
City State ZIP

Daytime Phone No: (949) 295-7757 Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

EQUITY TRUST COMPANY BY: MARK RAAB  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

EQUITY TRUST COMPANY BY: MARK RAAB  
PRINTED NAME OF PROPERTY OWNER(S)  
(SEE ENCLOSED AUTHORIZATION LETTER)  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 427-290-024

Section: 19 Township: 45 Range: 2W

Approximate Gross Acreage: 2.20 AC.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of APRICOT LANE, South of 12th ST, East of NORTH DRIVE, West of CIPRESS AVE

Thomas Brothers map, edition year, page number, and coordinates: 779 GRID: A6

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE ONE EXISTING PARCEL (2.20 AC) INTO 2 NEW PARCELS -  
1.1 ACRE EACH.

Related cases filed in conjunction with this request:

PAR 1453

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). / (Parcel Map, Zone Change, etc.)

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 a copy: /

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) /

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) /

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site? 0 C.Y.

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

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

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on July 29, 2018.

**NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON July 29, 2018.** 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. 36903** - CEQA Exempt, Article 5 – Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a).(b).3 – Applicant/Engineer: Rabb Engineering – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Apricot Avenue, Westerly of 11th Street, and Southerly of 12th Street – 2.20 Acres – Zoning: Residential Agricultural (R-A) REQUEST: Tentative Parcel Map No. 36903 is a Schedule H subdivision of a 2.42 gross acre parcel into two (2) 1.21 gross acre parcels. There are existing residential and accessory structures that would remain on both parcels. The subject site was previously Parcel 3 and 4 of an approval Parcel Map No. 17309 recorded March 23, 1982. It was then merged per Certificate of Parcel Merger recorded July 25, 1985 per instrument no. 163958. APN: 427-290-024. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

The project address is 30840 Apricot Avenue.

For further information regarding this application, please contact Tim Wheeler, Project Planner, at 951-955-6060 or e-mail [twheeler@rivco.org](mailto:twheeler@rivco.org). The case file for the proposed application may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 21 days of the approval date.

.....  
**PARCEL MAP NO. 36903, (TW)**

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

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I understand that I will be notified of the time and date if public hearing is requested.

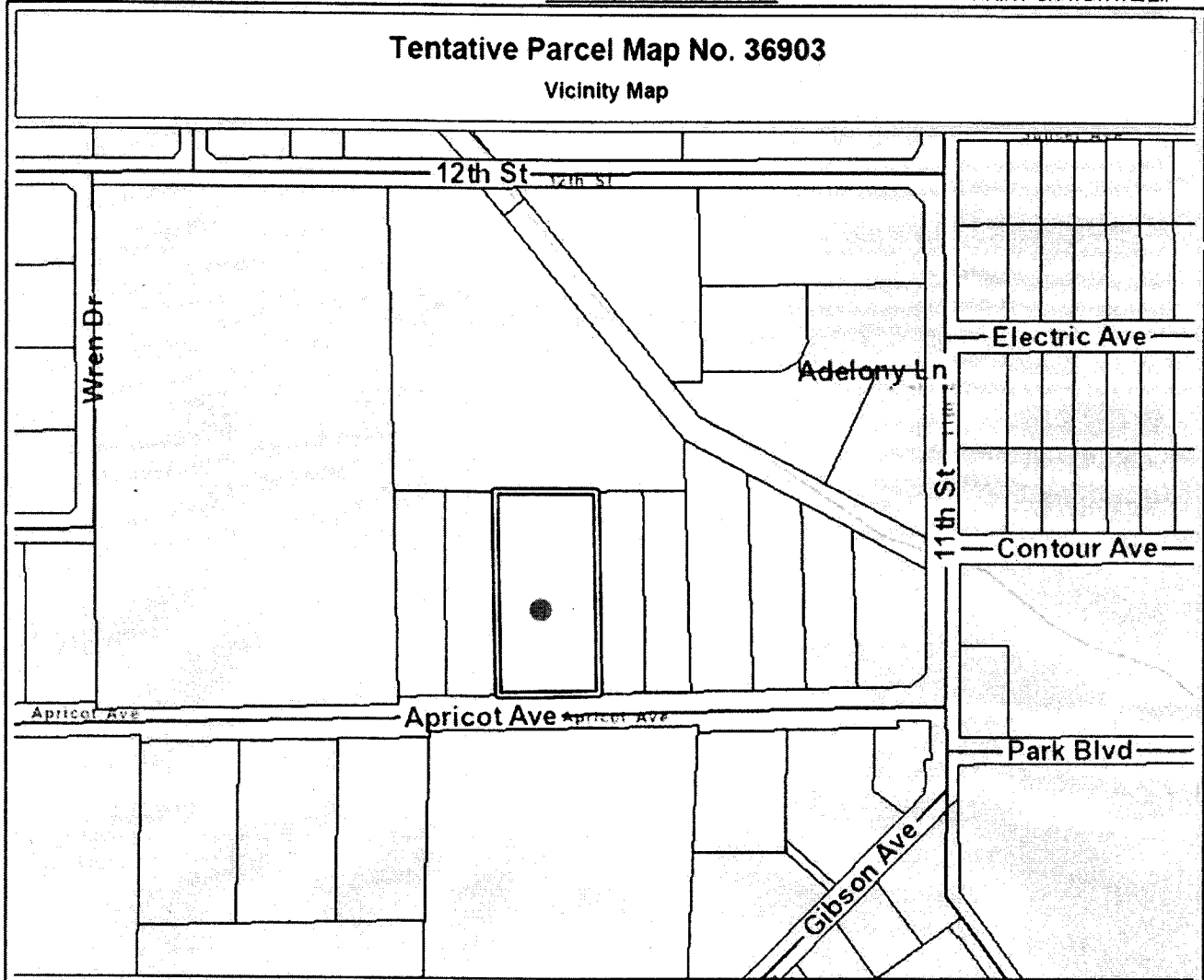
PRINTED NAME

SIGNATURE

SITE LOCATION

PRINT STREET ADDRESS

PRINT CITY/STATE/ZIP



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

OPTIONAL PUBLIC HEARING NOTICE  
THIS MAY AFFECT YOUR PROPERTY

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 23, 2019,

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

APN (s) or case numbers PM36903 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

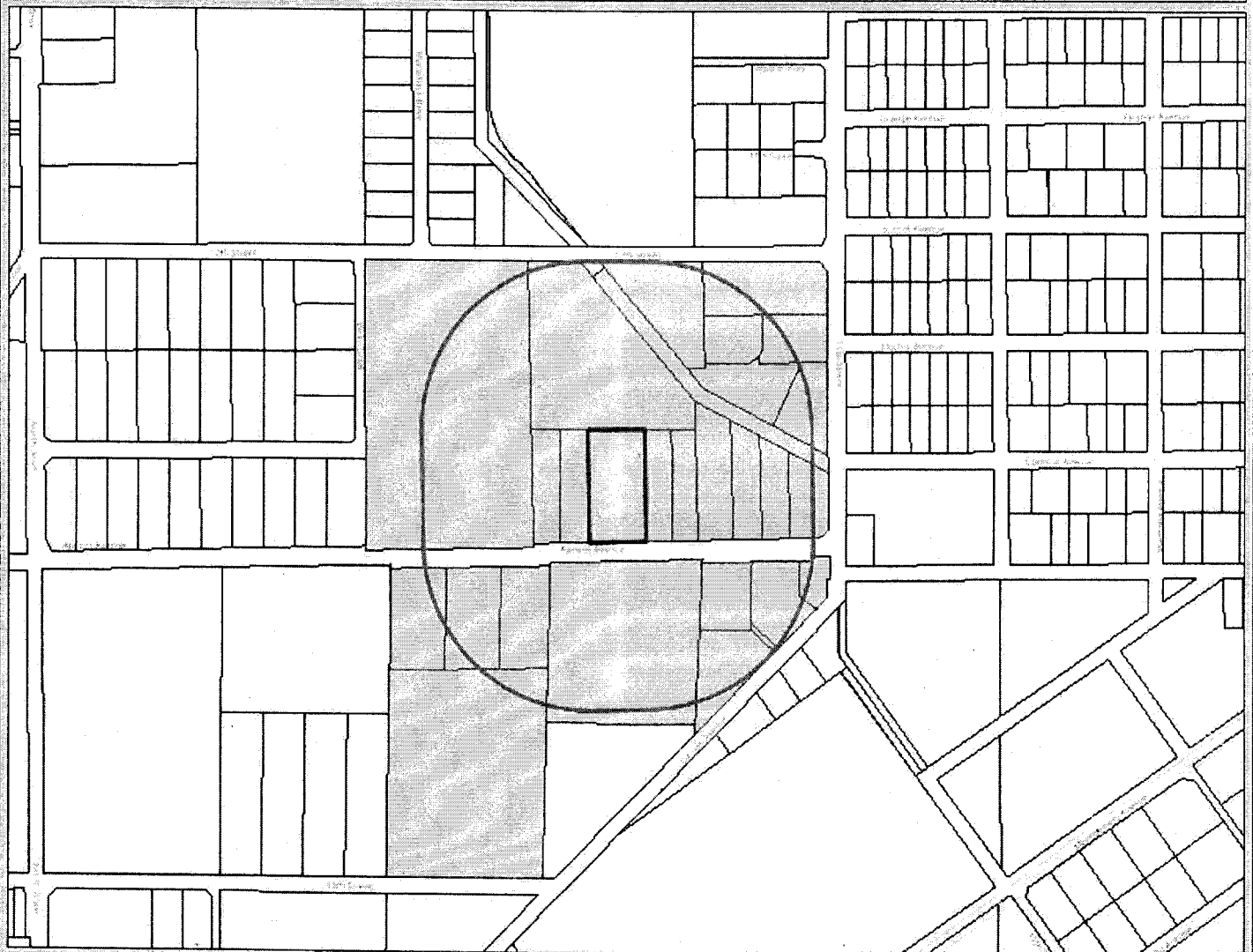
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PM36903 ( 800 feet buffer )



### Legend

- County Boundary
- Cities
- Parcels

### 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... 5/22/2019 9:43:22 AM

© Riverside County RCIT

427290016  
THEODORE W H ALT  
ESTHER J ALT  
15201 CHERBOURG AVE  
IRVINE CA 92604

427290024  
MERLE JAGER  
SHANNON JAGER  
15860 BENT TREE RD  
POWAY CA 92064

427290021  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

427240019  
GABRIEL HUIZAR  
MONICA HUIZAR  
21735 JUNIPER FLATS RD  
NUEVO CA 92567

427240017  
FRANCISCO GODINEZ FLORES  
ERICK PAZ FLORES  
230 E ROSE AVE  
LA HABRA CA 90631

427240018  
SABAH Y MIKHAEL  
MANAL B ALSIRIDAR  
2842 WILDWIND DR  
EL CAJON CA 92019

427290027  
RICARDO AGUAYO  
MARGARITA AGUAYO  
30717 12TH ST  
NUEVO CA. 92567

427290013  
CARLOS ESTRADA  
ROBERTO C ESTRADA  
30790 ADELONY LN  
NUEVO CA. 92567

427240007  
IGNACIO MOLINAR  
30801 APRICOT AVE  
NUEVO CA. 92567

427240011  
CYNTHIA D BROWN  
30825 GIBSON AVE  
NUEVO CA 92567

427290026  
JOSEPH GUY VACHON  
DOREEN JANETTE CLYSDALE  
30828 APRICOT AVE  
NUEVO CA 92567

427290028  
VACHON JOSEPH GUY TRUST  
30828 APRICOT AVE  
NUEVO CA 92567

427290005  
JESSE M RASSO  
LINDSAY RASSO  
30890 APRICOT AVE  
NUEVO CA. 92567

427290006  
JUDITH MILLS  
30898 APRICOT AVE  
NUEVO CA. 92567

427290015  
JOSEPH WILLIAM EUSTAQUIO  
CHERYL EUSTAQUIO  
TINA EUSTAQUIO

30901 WOFEY WAY  
NUEVO CA 92567

427290007  
JOSE GONZALEZ  
30916 APRICOT AVE  
NUEVO CA. 92567

427240014  
GREGORY ALAN HOOD  
LORI A HOOD  
30933 APRICOT AVE  
NUEVO CA. 92567

427240009  
JASON RYAN BROWN  
KRISTIN DANIELLE BROWN  
30941 APRICOT AVE  
NUEVO CA. 92567

427240012  
R L GRAVES  
JANIS A GRAVES  
ROBERT L GRAVES  
  
3140 DOUGLAS DR  
LAKE HAVASU CITY AZ 86404

427290001  
WILLIAM JOHN KOTOFF  
JACQUELINE MARIE KOTOFF  
8515 COSTA VERDE BLV 858  
SAN DIEGO CA 92122

427240015  
ROBERT W ALLEN  
JOSEPH NICK ARICO  
BARBARA JEAN ARICO

P O BOX 552  
NUEVO CA 92567

427290011  
JOHN H W HOGENCAMP  
DEBRA K HOGENCAMP  
30915 ADELONY LN  
NUEVO CA 92567

427290008  
KAREN L HITTLE  
30930 APRICOT AVE  
NUEVO CA. 92567

427290010  
ADRIAN GONZALEZ  
SUSANNA GONZALEZ  
30935 ADELONY LN  
NUEVO CA. 92567

427290009  
MARTIN MONTANO HERNANDEZ  
JULIA MONTANO  
30950 APRICOT AVE  
NUEVO CA. 92567

427240013  
MOISES PALACIOS  
JOSE M PALACIOS  
5550 OWENSMOUTH AVE APT 21  
WOODLAND HILLS CA 91367

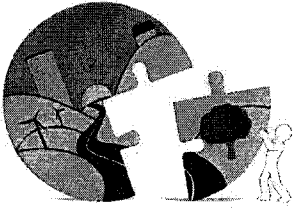
427290014  
THOMAS SCHULTZ  
VICKIE LYNN SCHULTZ  
P O BOX 262  
NUEVO CA 92567

427290004  
DAVID A ESPINOZA  
PRISCILLA O ESPINOZA  
P O BOX 734  
NUEVO CA 92567



Raab Engineering  
510 Branding Iron Way  
Norco, CA 92860

Equity Trust Company  
c/o Scott McKhan  
P O Box 7538  
Capistrano Beach, CA 92624



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
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.: TPM36903

Project Location: In the unincorporated area of Riverside County, more specifically located The project is located north of Apricot Avenue, west of 11th Street, and south of 12th Street. The project address is 30840 Apricot Avenue.

Project Description: Tentative Parcel Map No. 36903 is a Schedule H subdivision of a 2.42 gross acre parcel into two (2) 1.21 gross acre parcels. There are existing residential and accessory structures that would remain on both parcels. The subject site was previously Parcel 3 and 4 of an approval Parcel Map No. 17309 recorded March 23, 1982. It was then merged per Certificate of Parcel Merger recorded July 25, 1985 per instrument no. 163958.

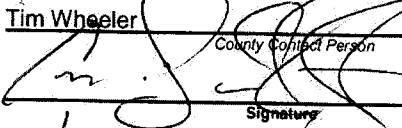
Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Mark Rabb 510 Branding Iron Way Norco, CA 92860

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15061, Article 5 - Preliminary Review of Projects and Conduct of Initial Study)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt:** This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a) (b) 3, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project will not result in any direct improvements or physical impacts on its own as the subject project site is currently developed with residential dwellings. Furthermore, it was previously two separate parcels before (per approved Parcel Map No. 17309 recorded in March 1982; then was merged per a Certificate of Parcel Merger recorded July 25, 1985, instrument number 163958. The project is EXEMPT under State CEQA Guidelines Section 15061 because Section (a) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Therefore, the project meets the requirements for CEQA exemption per Section 15061.

Tim Wheeler 951-955-6060  
 County Contact Person Phone Number  
 Urban Regional Planner III  
 Signature Title August 5, 2019  
 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

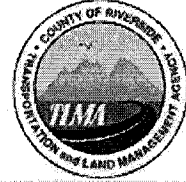
Please charge deposit fee case#: CFG No. 06225

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06225)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Mark Raab  
Raab Engineering  
510 Branding Iron  
Norco, Ca 92860

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06225	11/03/2015	11/03/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06225	0452 - CF&G TRUST: RECORD FEES	\$50.00
30840 Apricot Ave Nuevo,	<b>SUB TOTAL</b>	<b>\$50.00</b>

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

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

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