

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



ITEM: 1.3
(ID # 11554)

MEETING DATE:

Tuesday, January 28, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE HEARING OFFICER'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37625 – CEQA EXEMPT - Applicant: Froylan Damas – Engineer/Representative: YMV Design – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street – 3.4 Acres - Zoning: Light Agriculture 1-Acre Minimum (A-1-1) - REQUEST: Receive and file the Hearing Officer's approval of Parcel Map No. 37625, which is a Schedule "H" subdivision that subdivides 3.4 acres into three (3) residential parcels with the minimum lot size of 1 acre. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on December 9, 2019.

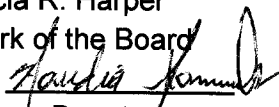
ACTION:Consent

Charisea Leach, Assistant TLMA Director 1/10/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 28, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

**The Planning Department recommended Approval; and,
THE HEARING OFFICER:**

FOUND the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 based on the findings and conclusions incorporated in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 37625, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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 subdivide 3.4 acres into three (3) residential parcels. Parcel one will be 1 acre, parcel two will be 1 acre and parcel three will be 1.99 acres. The project site is located northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street and is within the Mead Valley Area Plan.

Ordinance No. 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. This section requires that a notice of the proposed project be mailed to property owners within 300 feet of the subject site and advertised in a local newspaper. The purpose of this public notice is to allow the opportunity for the general public to request a public hearing on the proposed project prior to the Hearing Officer's action. In this case, a 10-day notice of the proposed project was mailed to all property owners within 600 feet of the subject site. In addition, on November 23, 2019, this notice was advertised in the Press Enterprise Newspaper. No request for a public hearing was made to the Planning Department; therefore allowing the Hearing Officer to take action on the proposed project.

On December 9, 2019, the Hearing Officer determined the project to be exempt from the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) and approved Tentative Parcel Map No. 37625, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Board Action

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

The Hearing Officer'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.

Additional Fiscal Information

All fees are paid by the applicant, there is not a General Fund obligation.

ATTACHMENTS:

- A. **DIRECTOR'S DECISION**
- B. **STAFF REPORT**



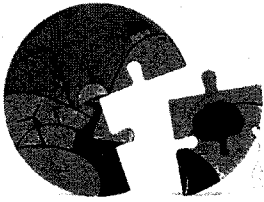
Jason Farin, Senior Management Analyst

1/22/2020



Gregory L. Priantos, Director County Counsel

1/10/2020



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

December 12, 2019

To: Froylan Damas
4239 Benham Ave,
Baldwin Park, CA 91706

CC: YMV Design
c/o Vanessa Roeder
PO Box 1416,
Adelanto, CA 92301

RE: TENTATIVE PARCEL MAP NO. 37625, a Schedule "H" subdivision that subdivides 3.4 acres into three (3) residential parcels with the minimum lot size of 1 acre.

Dear Applicant,

On December 9, 2019, the above reference project was administratively approved by the Planning Director subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Prior to issuance of final documents the project is required to be Received and Filed by the Riverside County Board of Supervisors. An appeal can be filed with the Planning Department within 10 days after the notice of decision of the Planning Director appears on the Board's agenda. Please note that the tentative map expiration date of this project will be based upon the date of approval by the Planning Director on December 9, 2019.

Sincerely,

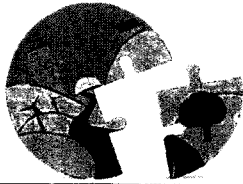
RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Dionne Harris, Urban Regional Planner

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: December 9, 2019

PROPOSED PROJECT

Case Number(s):	TPM37625	Applicant(s):	Froylan Damas
CEQA Exempt	Section 15315		
Area Plan:	Mead Valley	Representative(s):	YMV Design
Zoning Area/District:	Mead Valley District		
Supervisorial District:	First District		
Project Planner:	Dionne Harris		
Project APN(s):	295-280-072		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

THE TENTATIVE PARCEL MAP NO. 37625 is a Schedule 'H' subdivision of 3.4 acres into three (3) residential parcels with the minimum lot size of 1 acre ("Project").

The project site is located Northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street, within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37625, subject to the attached conditions of approval, and advisory notification document and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A

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Existing General Plan Land Use Designation:	Rural Community: Very Low Density Residential (RC-VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC-VLDR)
East:	Rural Community: Very Low Density Residential (RC-VLDR)
South:	Rural Community: Very Low Density Residential (RC-VLDR)
West:	Rural Community: Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Light Agriculture (A-1-1), 1 Acre Minimum
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-1), 1 Acre Minimum
East:	Light Agriculture (A-1-1), 1 Acre Minimum
South:	Light Agriculture (A-1-1), 1 Acre Minimum
West:	Light Agriculture (A-1-1), 1 Acre Minimum
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single Family Residence and Vacant Land
South:	Single Family Residence and Vacant Land
East:	Single Family Residence and Vacant Land
West:	Single Family Residence and Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.4	3
Proposed Minimum Lot Size:	1 Acre	1 Acre
Total Proposed Number of Lots:	3	3
Map Schedule:	"H"	

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No

Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Low Potential
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP



Figure 1: Project Location Map
 Project site outlined in red.

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The Project site is located on the southwest corner of Carroll Street and Hawthorne Avenue, north of Kuder Avenue and east of Clark Street within the unincorporated Riverside County. The project site is an approximately 3.4-acre parcel that is currently vacant. The project site is predominately flat and surrounded by scattered residences and agriculture uses on parcels of varying size.

Project Description

The project proposes to subdivide the existing 3.4 acre parcel into three parcels that front Hawthorne Avenue and Carroll Street. The three parcels range in size from one acre or 43,560 square feet (Parcel 1) to 1.99 acres or 86,791 square feet (Parcel 3). Parcel 1 is orientated towards Hawthorne Avenue with front property line frontage of 132.09 feet. Parcel 2 is orientated towards Hawthorne Avenue with a frontage of 213.49 feet and has 279.30 feet of frontage along Carroll Street. Parcel 3 is orientated towards Carroll Street with a frontage of 165.07 feet. The subdivision has been conditioned to provide a right-of-way dedication that would facilitate the widening of Carroll Street to 30 feet of the half-width right-of-way, east of centerline requirement for private roads, per Standard No. 805, Section "A", of Ordinance No. 461. (15.Trans. GENERAL CONDITIONS.)

Zoning/Development Standards

The current Zoning Classification is Light Agriculture, 1-Acre Minimum. The surrounding Zoning Classifications is Light Agriculture, 1-Acre Minimum to the north, west, south, and east. No construction is proposed as part of the project. However, the applicant has identified the general location/footprint of development on each parcel to show compliance with the applicable development standards of Ordinance No. 348, specifically the A-1 Zoning Classification (Article XIII). The A-1-1 zoning generally permits one-family dwellings, light agriculture, animal keeping and allows a range of other uses with the approval of a land use permit. The zoning classification of Light Agriculture, 1 acre minimum (A-1-1 Acre) would facilitate the subdivision of the existing 3.4 acre parcel to three residential parcels of 1.00, 1.00 and 1.99 acres, which would meet the minimum one acre lot size requirement.

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act Ordinance No. 460 and Ordinance No. 348. The Project is subject to and in compliance with the following standards:

- **Lot Size:** The minimum lot size for A-1-1 Zone Classification is one (1) acre, or 43,560 feet. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 132.09 feet, and shortest lot depth of approximately 233.59 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 132.09 feet to 299.30 feet, and lot depth is approximately 299.4 feet, which is generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in compliance with the lot width to depth ratio.

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

General Plan

The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the

Very Low Density Residential designation allows for agriculture and small scale commercial uses are permitted in this designation. The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit to 2 dwelling units per acre. Currently, the A-1-1 zoning is consistent with the density range identified for the RC-VLDR, as it would allow one dwelling unit per one acre. The proposed map is consistent with the General Plan's identified density range as it will subdivide an existing parcel into three single-family residential lots. Parcel one would be approximately 1 gross acre, Parcel two would be approximately 1.99 gross acres, and Parcel 3 would be approximately 1 gross acre, thus within the density range for the RC-VLDR. Rural Community: Very Low Density Residential (RC-VLDR), land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will have access to a public road and provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the will serve letter by the Eastern Municipal Water District. General Plan Land Use Policy 22.3 provides "Ensure that development does not adversely impact the open-space and rural character of the surrounding area." The project is maintaining the rural character by creating parcels that are at least 1 acre each which states the density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres, which is consistent with the policy. The proposed project's General Plan Designation is Rural Community: Very Low Density Residential and the surrounding parcels to the north, south, east and west are also within the Rural Community: Very Low Density Residential Land Use Designation and the project does not propose a change to the rural character of the surrounding area. Therefore, the proposed map is consistent with General Plan.

Airport Land Use Commission (ALUC)

The project is located within Zone C2 of the March Air Reserve/Inland Port Airport Influence area and is subject to review by ALUC. The project was scheduled for an ALUC hearing on July 11, 2019, (File No. ZAP1370MA19) and was found to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The letter of consistency has been included as an attachment to this staff report, and all recommending conditions of approval by ALUC have been incorporated in the project's conditions of approval. (15.Gen-ALUC)

File No. Tentative Parcel Map No. 37625 was submitted to the County of Riverside on October 1, 2018.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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

The proposed subdivision has a zoning classification of Light Agriculture, one acre minimum (A-1-1) and is currently vacant. The subdivision would create three legal parcels which meet the A-1-1 minimum development standards set forth in Ordinance No. 348 and intended land uses for the Rural Community: Very Low Density Residential (RC:VLDR) General Plan land use designation. There is no grading proposed at this time. No variances or exceptions would be required or have been applied for. The project site has not been involved in a land division within the previous 2 years. All services and access

are currently available to the proposed project site. The topography of the project site and surrounding area is flat. Therefore, a CEQA exemption is appropriate.

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

1. The project site is located approximately 1.4 miles of the intersection of Nandina Avenue and I-215, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Perris. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. The density of the census tract of this property is 5,887 in total population. It has been determined due to the proximity of the project site from 1.4 miles from the City of Perris, which has a density of 2,467 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria.
2. The project site must be zoned residential, commercial or industrial. The subject is located within the A-1 zone classification that allows for single-family dwelling units as a permitted by right use.
3. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 3.4-acre size into three parcels ranging from two parcels at one acre to the last parcel at 1.99 acres, intended for development of single-family dwelling units.
4. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community: Very Low Density Residential (RC: VLDR), with a one-acre minimum. The zoning classification is Light Agriculture (A-1), which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria.
5. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.
6. All services and access must be available to the project site. The project site will take direct access from Carroll Street and Hawthorne Avenue. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
7. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.
8. The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the southeast corner of the parcel having an elevation of 1,708 feet, and a maximum elevation in the northwest corner of the parcel of 1,729 feet, resulting in an average slope of approximately three percent.

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 Very Low Density Residential (VLDR) (1 Acre Minimum), and is located in the Mead Valley Area Plan. The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The project will result in three parcels of 1 acre or more. The Tentative Parcel Map conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The surrounding uses are residential and vacant land to the north, south, west and east. The Project site is surrounded by properties that are Rural Community: Very Low Density Residential (RC: VLDR) (1 Arce Minimum) to the north, south, east and west. The project site is surrounded by properties which are zoned Light Agriculture (A-1) (1 acre minimum) to the north, south, east, and west. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, and vacant land. The site is surrounded by vacant land and single family residences to the north, south, east and west of the subject property. The project is not proposing development for this site. This is consistent with the Riverside County General Plan of Very Low Density Residential (VLDR) (1 Acre Minimum).
3. The design of the proposed land division will not conflict with easements acquired by the public at large for access through, or use of property within the proposed land division, because the Transportation Department did not require a circulation improvements and the existing road is already improvement. The project does provide adequate primary access from Carroll Street and Hawthorne Avenue. Therefore, the project design, conditions of approval, and permitting will ensure that the project will not have a negative effect on the public's health, safety, and general welfare. Therefore, for these reasons and for the additional reasons set forth above, the project is consistent with the General Plan Circulation Element.
4. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development.
5. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).
 - i. Subdivision Map Act. The proposed map was prepared by Mark Ware, California Licensed Land Surveyor (L.S. 5820), under the guidelines of the Subdivision Map Act.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to approve a Tentative Parcel Map, pursuant to the provisions of the Ordinance No. 460 (Subdivisions):

The Tentative Parcel Map No. 37625 is a Schedule "H" subdivision map that proposes to subdivide 3.4 acres into three (3) residential lots. The findings required to approve Parcel Map No. 37625, pursuant to Riverside County Ordinance No. 348, are as follows:

1. This land division is consistent with the Riverside County General Plan because the project is consistent with General Plan Principle IV.A.6. Principle IV.A.6 provides "existing communities should be revitalized through development of under-used, vacant, redevelopment and/or in-fill sites within existing urbanized areas". The proposed subdivision facilitates this principle by establishing a development with a higher density that meets the community goals and needs by maintaining the neighborhood character and adhering to the land use designation and zoning of the immediate area, Very Low Density Residential and Light Agriculture. In addition, the project is consistent with land use designation of Very Low Density Residential, as specified in the Mead Valley Area plan, as the proposed project provides for the development of detached single-family residential dwelling units and allows a density of 1 dwelling unit per acre, which allows for 1 acre a minimum lot sizes. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the intent of the principle of the General Plan. The project site is not located within a Specific Plan.

The proposed map, subdivision design and improvements are consistent with the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, because the project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) in the Mead Valley Area Plan. The land use designation allows for single family residences on large 1 to 2 acre parcels. The property is a 3.4 acre parcel, and the tentative parcel map is consistent, because the project to Light Agricultural one (1) acre minimum and the project proposes three (3) parcels at a 1 acre minimum each. The Land Use designation and the Zoning Classification will be consistent and with the one (1) acre minimum parcel requirement. Therefore, the Schedule "H" subdivision is consistent with the General Plan. There are no applicable specific plans.

2. ***The proposed map, subdivision design and improvements are consistent with the General Plan and with all applicable requirements of State law and the ordinances of Riverside County***, because the project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) in the Mead Valley Area Plan. The land use designation allows for single family residences on large 1 to 2 acre parcels. The property is a 3.4-acre parcel, and the tentative parcel map is consistent, because the project is proposing a 3 lot subdivision of approximately one (1) acre each or more. The Land Use designation and the Zoning classification are consistent and with the one (1) acre minimum parcel requirement. Therefore, the Schedule "H" subdivision is consistent with the General Plan.
3. ***The site of the proposed land division is physically suitable for the proposed density of the development***, because the General Plan Rural Community: Very Low Density Residential (RC: VLDR) allows for single family detached homes on large parcels requiring a 1 acre minimum lot size. The project site is physically suitable due to the Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and the size of the project is 3.4-acres. This project proposes to subdivide a 3.4-acre parcel into three parcels that exceed the one acre minimum. The site of the proposed land division is physically suitable 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 Hawthorne Avenue and Carroll Street, 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. Therefore, the project site meets this requirement.

4. ***The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances. The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery and will have no impacts on biological resources. The proposed project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed. This project does not conflict with the plan requirement of the Multi-Species Habitat Conservation Plan. Therefore no impacts to fish and wild life are anticipated.
5. ***The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.*** 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 site is not located in a Fault Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Hawthorne Avenue and Carroll Street. The proposed subdivision would not drastically increase volume of traffic into and out of neighborhood. In addition, air quality is not likely to substantially change due to development. Therefore, the project and required improvements will not likely cause serious public health problems.

The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The design of the 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.

6. ***The parcels shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification of Light Agriculture (A-1).*** The minimum lot size requirement for A-1 Zone Classification is 20,000 square feet. The Project proposed to subdivide 3.4 gross acres into 3 parcels. The minimum average width is 100 feet and a minimum depth of 150 feet. The project's smallest lot width proposed is approximately 132.09 feet, and the project's smallest depth proposed is approximately 299.41 feet. Therefore, the proposed project is in compliance with the minimum lot size and dimensions of the A-1 zone.
7. The proposed Tentative Parcel Map No. 37625 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 – The Transportation Department required the corner cutback at the intersection of Hawthorn Avenue and Carroll Street shall be applied per Standard 805, Ordinance 461 and as per the designated standards pursuant to Schedule 'H' land divisions. This access way will be along Hawthorn Avenue and Carroll Street 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. Therefore, with the incorporation of conditions of approval the requirements of Ordinance No. 460 10.13 D. as it pertains to access roads and the design and construction requirements as stated in sections A.1.a. and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s).

- b. Domestic Water – Based on a letter from the Eastern Municipal Water District (EMWD) dated September 26, 2018, EMWD stated the closest Eastern Municipal Water District water system is located approximately 350-400 feet to the west and south of the property line on Hawthorne Avenue and Kuder Avenue. Water system improvement would need to be constructed by the property owner and developer in accordance with EMWD standards, specifications and master plan. 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 1, 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. 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.
- d. 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.

General Public Health & Welfare

The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The review of the project design by departments and agencies will ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation. In addition, the applicant has received a Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

Development Standards Findings, Light Agriculture (A-1) Ordinance No. 348 Article XIII:

- A. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The minimum lot size for A-1-1 Zone Classification is 1 acre, or 43,560 feet. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 132.09 feet, and shortest lot depth of approximately 299.4 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.
- B. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard. The proposed site is vacant, however there are grazing farm animals onsite. The project does not propose any new plans for development at the moment. The proposed new parcel will give the ability to comply with the Development Standards per Section 13.2.B.
- C. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed site is vacant, however there are grazing farm animals onsite. The project does not propose any new development or construction for the parcels created. Any future development will be required to adhere to these standards.
- D. Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension. The proposed Project does not propose animal keeping. Therefore this standard does not apply
- D. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The proposed site is vacant. The Project does not propose any construction or grading at this time. However, each parcel created by this subdivision will provide the ability for this standard to be met.

Other Findings:

1. The project site is not located within a Conservation Area of the Western Riverside Valley Multiple Species Habitat Conservation Plan (MSHCP), however it is within the boundaries. The project consists creating three parcels of land by subdividing the current 3.4-acres. The new parcel will consist of a vacant lot as no development project is currently proposed. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project is not within a criteria cell. The project site was found to support suitable nesting bird habitat, removal of vegetation or any other potential nesting bird

habitat disturbances shall be conducted outside of the avian nesting season. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. This project will not conflict with any plans, ordinances, or regulations related to habitat or the MSHCP.

2. The project site is located within the City of Perris Sphere of Influence. On May 13, 2019 the project was provided to City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. Airport Land Use Commission ("ALUC") (File No. ZAP1370MA19)
The project is located within Zone C2 of the March Air Reserve/Inland Port Airport Influence area and is subject to review by ALUC. The project was scheduled for an ALUC hearing on July 11, 2019, (File No. ZAP1370MA19) and was found to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The letter of consistency has been included as an attachment to this staff report, and all recommending conditions of approval by ALUC have been incorporated in the project's conditions of approval. (15.Gen-ALUC)
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. This land division is not located within a CAL FIRE state responsibility area and a moderate severity zone.
 - a. This land division has been designed so that each lot, and the subdivision as a whole depicted in Exhibit A, 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. The Fire Station that will service the proposed map is located at Clark Street.

- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access Carroll Street and Hawthorne Avenue which is a 30 foot width. There is adequate accessibility to the project site for all emergency service vehicles.

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

Ordinance 460, Section 6.4 and Section 6.5 identify the approval procedures for a residential Parcel Map. Not less than 10 days prior to the date on which the decision will be made on the application, the Planning Director shall give notice of the proposed use by mail to all owners, as shown on the last equalized assessment roll as owning real property within a 300 foot radius of the exterior boundary in questions and publication once in a newspaper of general circulation in the area affected by the proposed project. No public hearing on the application for a permit issued pursuant to this section is required unless a hearing is requested by the applicant or other affected person. These notices were mailed to property owners within 800 feet of the project site on November 21, 2019.

This project was advertised in the Press Enterprise Newspaper. As of the writing of this report, Planning Staff has not received written communication or phone who indicated support or opposition to the proposed project, or a request for a public hearing.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671, within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37625

VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 07/30/2019
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new Enterprise GIS system and the geographic information system (GIS) data was updated for aerial imagery. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 950-1000. Website: www.riversidecounty.com

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37625

LAND USE

Supervisor: Jeffries
District 1

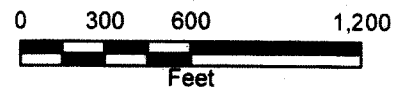
Date Drawn: 07/30/2019

Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



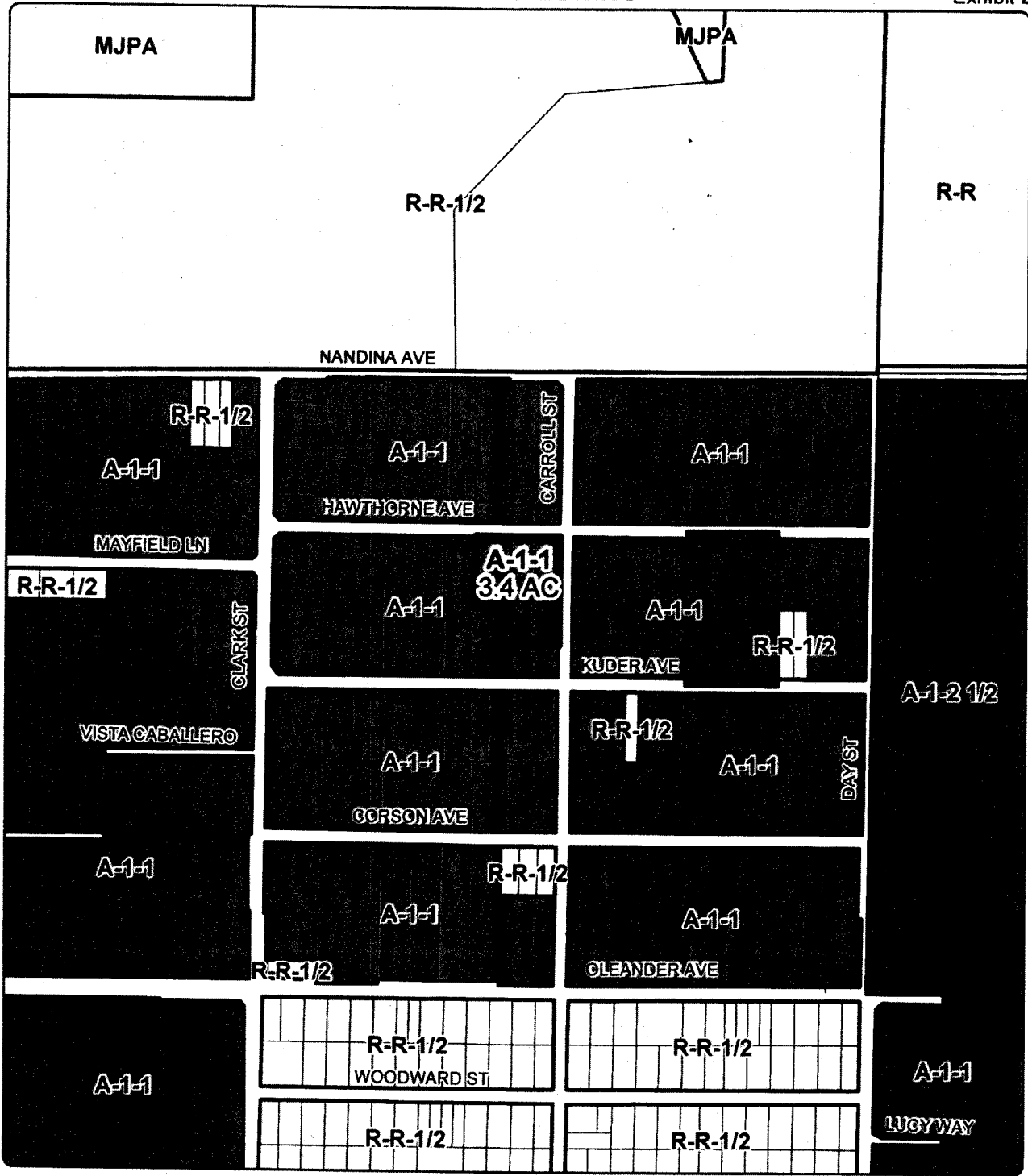
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37625
EXISTING ZONING

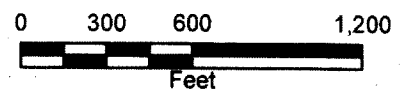
Supervisor: Jeffries
District 1

Date Drawn: 07/30/2019
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

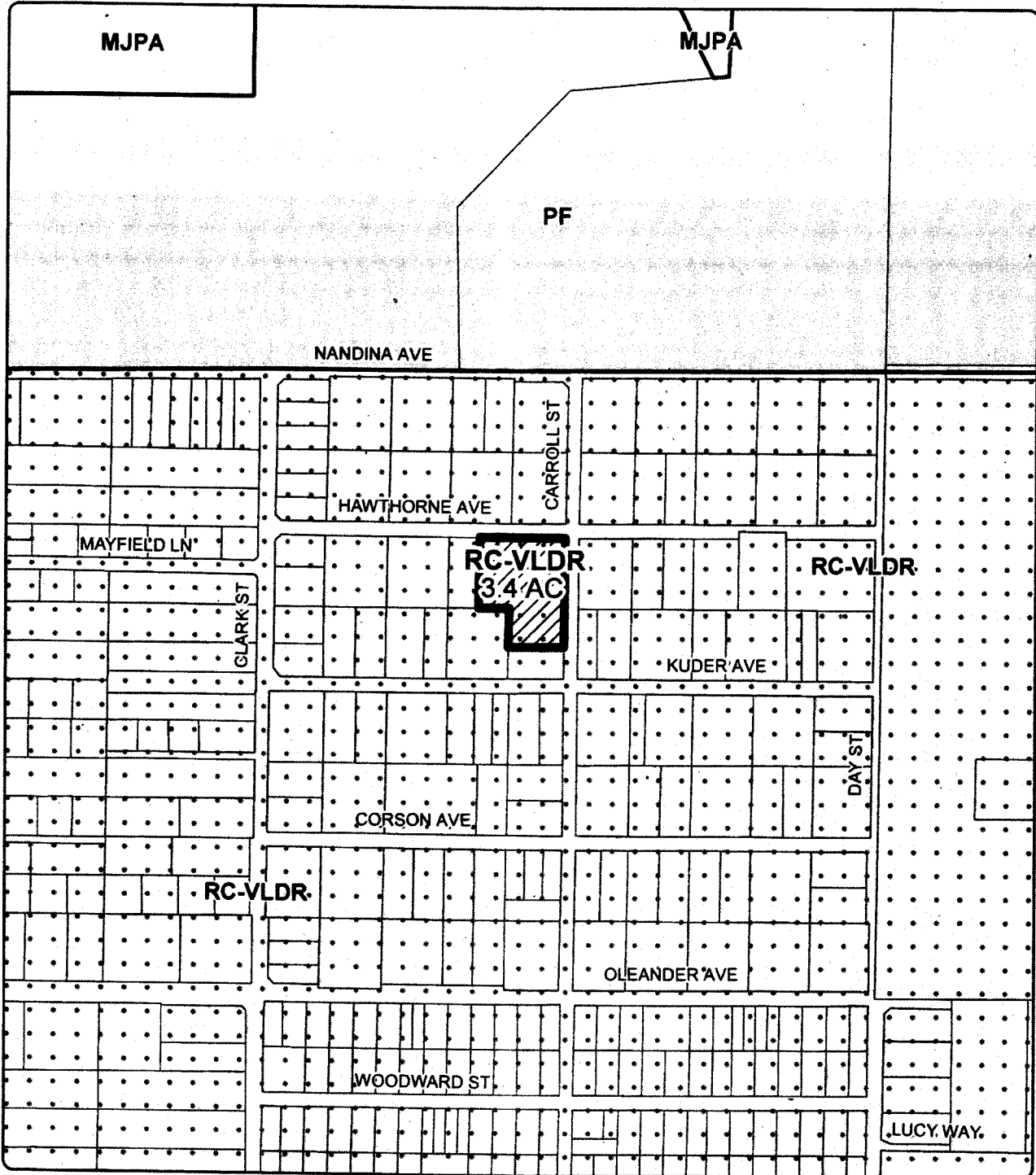
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37625

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 07/30/2019
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://www.riversideca.gov>

STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE
 COUNTY CLERK
 JON CHRISTENSEN
 COUNTY CLERK
 JON CHRISTENSEN
 COUNTY CLERK
 JON CHRISTENSEN

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 37625.
 BEING A SUBDIVISION OF PROPERTY "B", PER LOT LINE ADJUSTMENT NO. 4718, RECORDED MARCH 18, 2005, AS
 DOCUMENT NO. 2005-0214894 OF OFFICIAL RECORDS, LOCATED IN THE SECTION 34,
 T. 3S., R. 4W., S.B.M., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 MARK WARE LAND SURVEYING

RECORDERS STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____
 OF PARCEL MAPS AT PAGES _____, AT THE REQUEST OF THE CLERK OF THE BOARD.
 NO. _____
 PETER ALDAMA, ASSESSOR - COUNTY CLERK - RECORDER
 JON CHRISTENSEN, COUNTY TAX COLLECTOR
 BY: _____ DEPUTY
 SUBDIVISION GUARANTEE: _____

MARCH 2018

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN
 HEREON, AND THAT WE ARE CONSENTING TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN
 WITHIN THE DISTINCTIVE BORDER LINE.
 THE REAL PROPERTY DESCRIBED BELOW IS DESIGNATED AS AN EASEMENT FOR PUBLIC PURPOSES OF "X"
 SHOWN AS THE CORNER OF HAWTHORNE AVENUE AND CARROLL STREET; THE DESIGNATION IS FOR STREET
 AND PUBLIC UTILITY PURPOSES.

FROMAM DAMAS, TRUSTEE
 REVOCABLE TRUST DATED 11-29-08
 FROMAM DAMAS, TRUSTEE
 MARINA DAMAS, TRUSTEE

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
 IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
 ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF _____ BEFORE ME,
 ON _____
 A NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVIDED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S)
 WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT AND WHOSE SIGNATURE(S) I RECORDED
 TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
 CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THIS INSTRUMENT THE
 PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
 THE INSTRUMENT.
 I CERTIFY UNDER PENALTY UNDER THE LAWS OF THE STATE OF CALIFORNIA
 THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND.

PRINT NAME _____ SIGNATURE _____
 NOTARY COMMISSION NO. _____ MY COMMISSION EXPIRES _____
 BY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
 SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ANY
 OTHER APPLICABLE LAWS. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
 INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
 RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE
 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE 08/05/19
 MARK WARE P.L.S. 5020



COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I
 HEREBY STATE THAT THE SURVEY AND THE INSTRUMENT TO WHICH THIS MAP IS REFERRED
 BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS FILED AS FILED
 AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON _____ THE EXPIRATION
 DATE BEING _____, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: DAVID L. MOULAN, COUNTY SURVEYOR
 P.L.S. NO. 8488



COUNTY APPROVAL STATEMENT:

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS
 THE SAME FOR FILING AND PUBLIC UTILITY PURPOSES, AND AS
 PART OF THE COUNTY UNIMPROVED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH
 COUNTY STANDARDS.

BY: DAVID L. MOULAN, COUNTY SURVEYOR
 P.L.S. NO. 8488



TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED
 WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE
 PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS
 DUE OR TO BE DUE AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A
 LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY
 THE BOARD OF SUPERVISORS.

DATE: _____ 20____
 CASH OR SURETY BOND
 JON CHRISTENSEN, COUNTY TAX COLLECTOR

BY: _____ DEPUTY

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE
 NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL,
 OR LOCAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
 ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE

DATE: _____ 20____
 CASH OR SURETY BOND
 JON CHRISTENSEN, COUNTY TAX COLLECTOR

BY: _____ DEPUTY

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

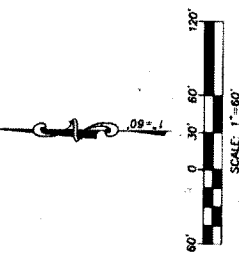
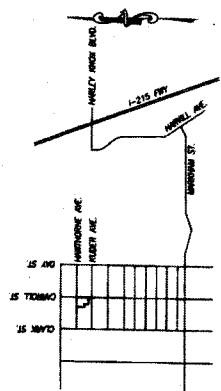
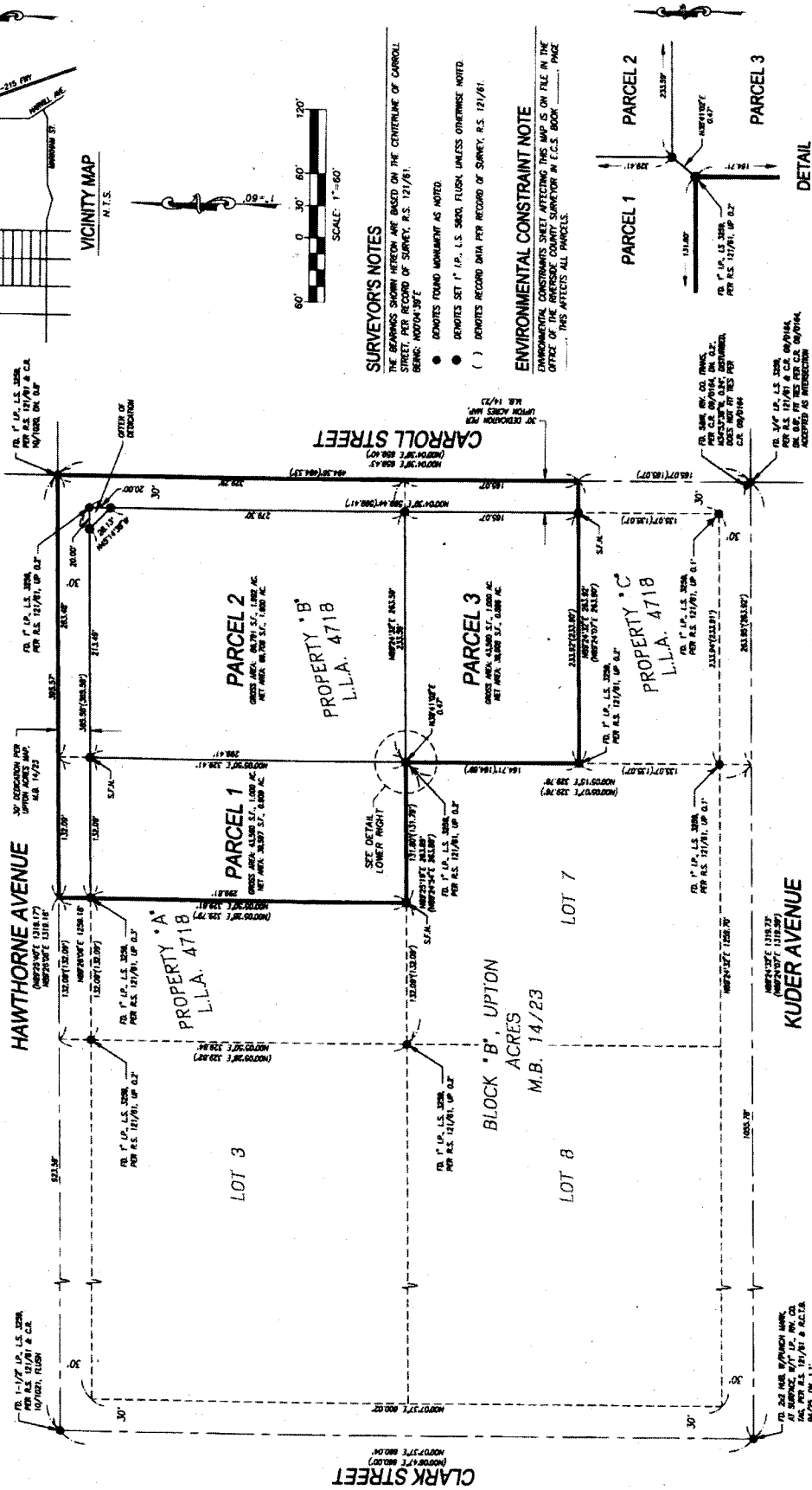
ON THIS _____ DAY OF _____, 20____, I RECEIVED PARCEL MAP _____
 I HEREBY STATE THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY
 SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDER.

DATE: _____ 20____
 KEON WATERS,
 CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37625

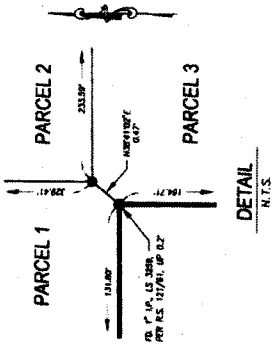
BEING A SUBDIVISION OF PROPERTY 'B', PER LOT LINE ADJUSTMENT NO. 4718, RECORDED MARCH 18, 2008, AS DOCUMENT NO. 2008-0214694 OF OFFICIAL RECORDS, LOCATED IN THE SE1/4 OF SECTION 34, T.3S., R.4W., S.B.M., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
MARCH 2018
MARK WARE LAND SURVEYING



SURVEYOR'S NOTES
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CARROLL STREET, PER RECORD OF SURVEY, R.S. 121/81.
BENCH: HD070439E

- DENOTES FOUND MONUMENT AS NOTED.
- DENOTES SET 1" I.P., U.S. 5600, FLUSH UNLESS OTHERWISE NOTED.
- () DENOTES RECORD DATA PER RECORD OF SURVEY, R.S. 121/81.

ENVIRONMENTAL CONSTRAINT NOTE
THE CONSTRAINTS SHEET ATTACHED TO THIS MAP IS ON FILE IN THE OFFICE OF THE SURVEYOR IN E.C.S. BOOK _____, PAGE _____. THIS AFFECTS ALL PARCELS.



TO 1" I.P., U.S. 5600, FLUSH UNLESS OTHERWISE NOTED.
PER R.S. 121/81, UP 0.2'

TO 1" I.P., U.S. 5600, FLUSH UNLESS OTHERWISE NOTED.
PER R.S. 121/81, UP 0.2'

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PER R.S. 121/81, UP 0.2'

TO 1" I.P., U.S. 5600, FLUSH UNLESS OTHERWISE NOTED.
PER R.S. 121/81, UP 0.2'

SITE PICTURES

APN: 295-280-072

PREPARED BY:
YMV DESIGN

P.O BOX 1416
ADELANTO, CA 92301
PH #(760) 221-2840
LICENSE #BL-18371

OWNER/APPLICANT:

FROYLAN DAMAS
4239 BENHAM AVE
BALDWIN PARK, CA 91706
PH# (626) 377-5906

PHOTO 'A'



PHOTO 'B'

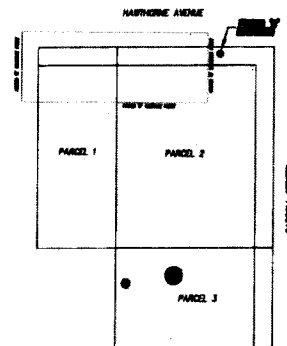
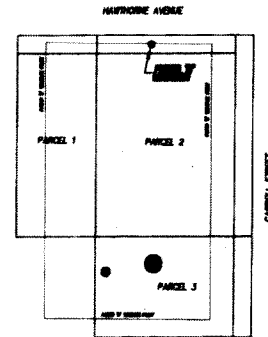
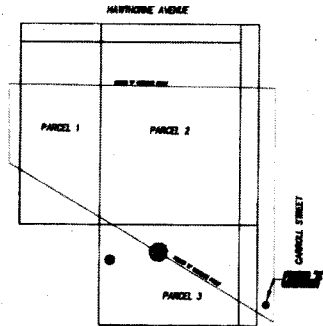
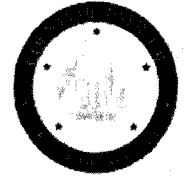


PHOTO 'C'



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



Juan C. Perez
Agency Director

10/10/19, 9:29 am

TPM37625

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37625. 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 - Causes for Revocation

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

Advisory Notification. 2 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM37625 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 TPM37625, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Tentative Parcel Map No. 37625 (TPM37625), APN:295-280-072 and are in addition to the conditions of approval. These include various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification. 4 AND - Project Description & Operational Limits

THE TENTATIVE PARCEL MAP NO. 37625 is a Schedule 'H' subdivision of 3.4 acres into three (3) residential parcels with the minimum lot size of 1 acre.

Advisory Notification. 5 AND - Exhibits

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

Tentative Map No. 37625, Amended No. 3, dated March, 2019.

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

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • State Subdivision Map Act • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations)

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

- Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 484 (Control of Blowing Sand) • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) • Ord. No. 916 (Cottage Food Operations) • Ord. No. 925 (Prohibiting Marijuana Cultivating) • Ord. No. 927 (Regulating Short Term Rentals) • Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health**E Health. 1****ECP COMMENT**

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

Fire**Fire. 1****Gen - Fire**

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

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

Planning

Planning. 1 Map Expiration Date

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

Planning. 2 Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Light Agriculture (A-1) zone.

Planning-All

Planning-All. 1 Gen - ALUC

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes ; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential

ADVISORY NOTIFICATION DOCUMENT**Planning-AII****Planning-AII. 1****Gen - ALUC (cont.)**

uses; and hazards to flight. Children's schools are discouraged .

4. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of any dwellings thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final map. In the event that the Office of Riverside County Assessor-Clerk -Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.

5. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced to prevent large expanses of contiguous canopy, when mature. Trees and bushes shall not produce fruit , seeds, or berries.

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

7. Prior to building permit issuance ,the permittee shall have submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service and shall have received a "Determination of No Hazard to Air Navigation" letter pertaining to that structure

Planning-PAL**Planning-PAL. 1****LOW PALEO POTENTIAL**

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

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1****LOW PALEO POTENTIAL (cont.)**

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 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.

Transportation**Transportation. 1****GENERAL CONDITIONS**

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

2. Corner cutback at the intersection of Hawthorn Avenue and Carroll Street shall be applied per Standard 805, Ordinance 461.

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

4. 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.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste Advisory

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. - Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TPM37625

Parcel: 295280072

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the PERRIS VALLEY Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

Plan: TPM37625

Parcel: 295280072

60. Prior To Grading Permit Issuance

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 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 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.

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

TPM 37625 is located within the limits of the PERRIS VALLEY Area Drainage Plan. The County Board of Supervisors has adopted the PERRIS VALLEY Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel

Plan: TPM37625

Parcel: 295280072

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED (cont.) Not Satisfied
meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

<http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Transportation

090 - Transportation. 1 RELOCATE EXISTING GATE Not Satisfied

Existing gate shall be relocated 35' radial from the future curb-line (55' from the existing centerline), refer Standard No. 105, Section "C", Ordinance 461 for future curb-line location.

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering

Plan: TPM37625

Parcel: 295280072

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED (cont.) Not Satisfied
BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

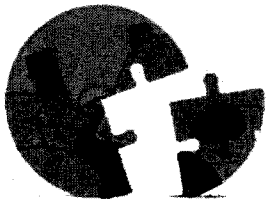
090 - Transportation. 3 WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: October 25, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Planning Commissioner: 3rd District

Eastern Municipal Water District (EMWD)

TENTATIVE PARCEL MAP NO. 37625 – CEQ180094 – Applicant: Froylan Damas
Engineer/Representative: YMV Design – First Supervisorial District – Mead Valley Zoning Area – Mead Valley Area Plan: Agriculture: Rural Community-Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street– 3.4 Acres - Zoning: Light Agriculture (A-1)(1 Acre Minimum) - **REQUEST:** The Tentative Parcel Map is a Schedule 'H' subdivision of 3.4 acres into three (3) residential parcels with the minimum lot size of 1 acre. – APN: 295-280-072 – Related Cases: N/A.
BBID: 319-968-583

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 15, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

September 26, 2018



Attn: Froylan Damas
4239 Benham Avenue
Baldwin Park, CA 91706

Subject: APN: 295-280-072

The District is responding to your request for information regarding the water system capability at the subject parcel. Currently, the nearest Eastern Municipal Water District water system is located approximately 350 - 400 feet west or south, respectively of subject property line of said property on Hawthorne Ave or Kuder Ave, respectively. Water system improvements would need to be constructed by the property owner/developer in accordance with EMWD's standards, specifications and master plan.

Currently, the District has no plans to construct water system improvements in the vicinity of the subject parcel, and they would need to be sponsored by the property owner/developer. Other more feasible alternatives might be considered. The cost of these improvements is unknown and would need to be determined by the contractor/owner. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Development Design Conditions (DDC), which is required prior to final engineering.

Should you have any questions or need additional information, please feel free to contact me at (951) 928-3777, extension 4467.

Sincerely,

Brian A Raines, P.E.
Civil Engineer II
Development Services Department
Eastern Municipal Water District

BAR:dsc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

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

July 18, 2019

Ms. Dionne Harris, Urban Regional Planner II
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1370MA19
Related File Nos.: PM37625 (Tentative Parcel Map)
APNs: 295-280-072

Dear Ms. Harris:

On July 11, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. PM37625 (Tentative Parcel Map No. 37625), a proposal to divide 3.4 gross acres located at the southwesterly corner of Hawthorne Avenue and Carroll Street in the unincorporated community of Mead Valley, into three (3) single-family residential lots, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

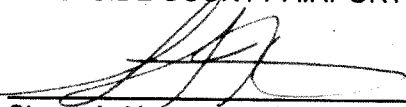
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of any dwellings thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
5. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced to prevent large expanses of contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. Prior to building permit issuance, the permittee shall have submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service and shall have received a "Determination of No Hazard to Air Navigation" letter pertaining to that structure.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

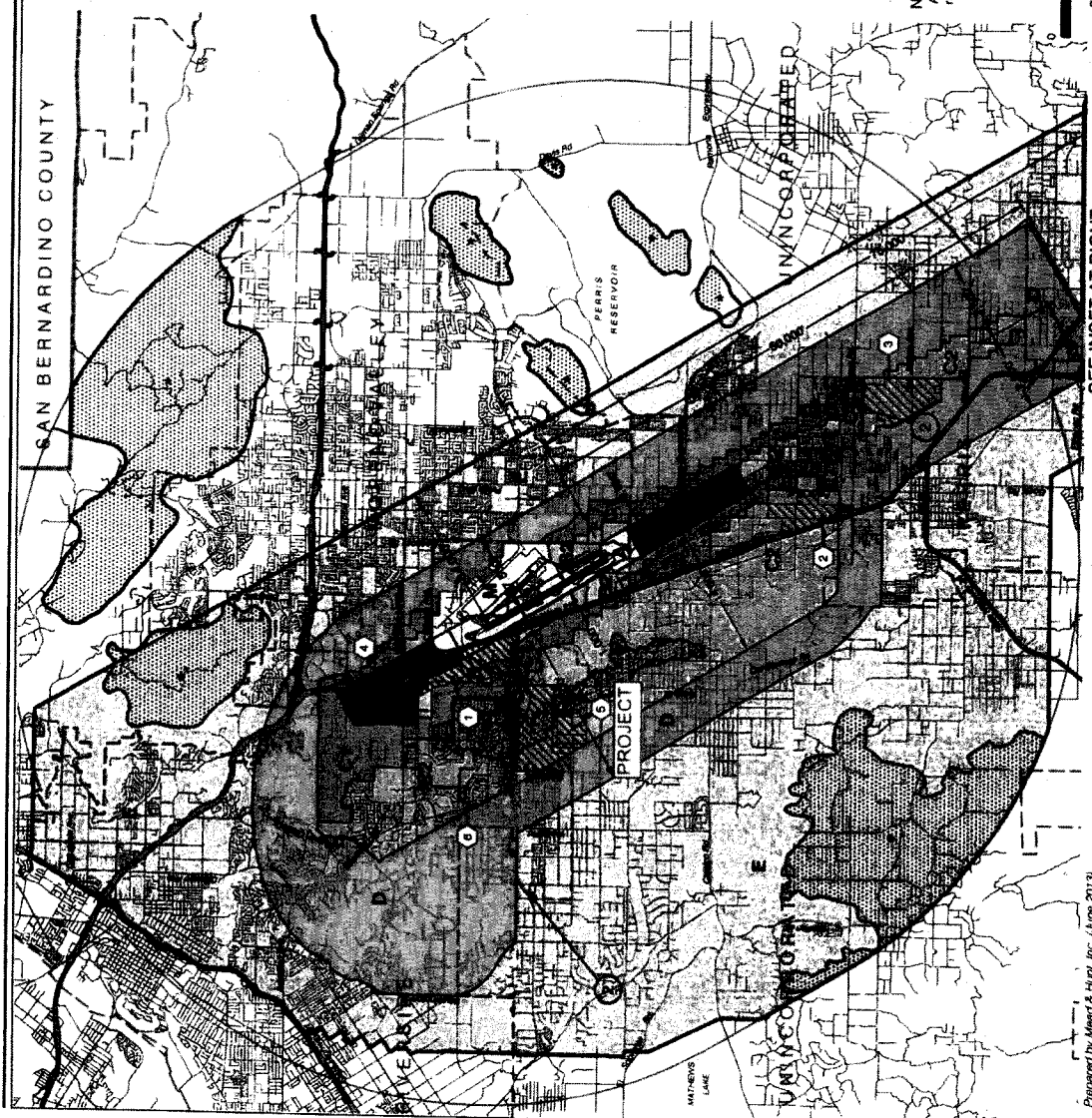
Attachment: Notice of Airport in Vicinity

cc: Froylan and Marina Damas (applicant/landowners)
Vanessa Roeder, YMV Design (representative)
Gary Gosliga, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

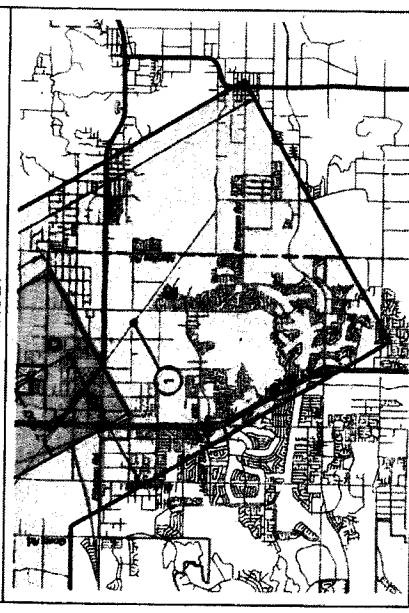
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual 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**
- Airport Influence Area Boundary
 - Zone A1
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exceptions existing local agency commitments to development projects
- Other Symbols**
- ① March, CA, Major Business Center, Major
 - ② Perris, Inland Empire
 - ③ Perris, Park West
 - ④ Moreno Valley, Affordable Housing
 - ⑤ March, CA, Ben Clark Training Center
 - ⑥ Riverside, Ridge Crest South Sign
- Notes**
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
 - ② Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



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.

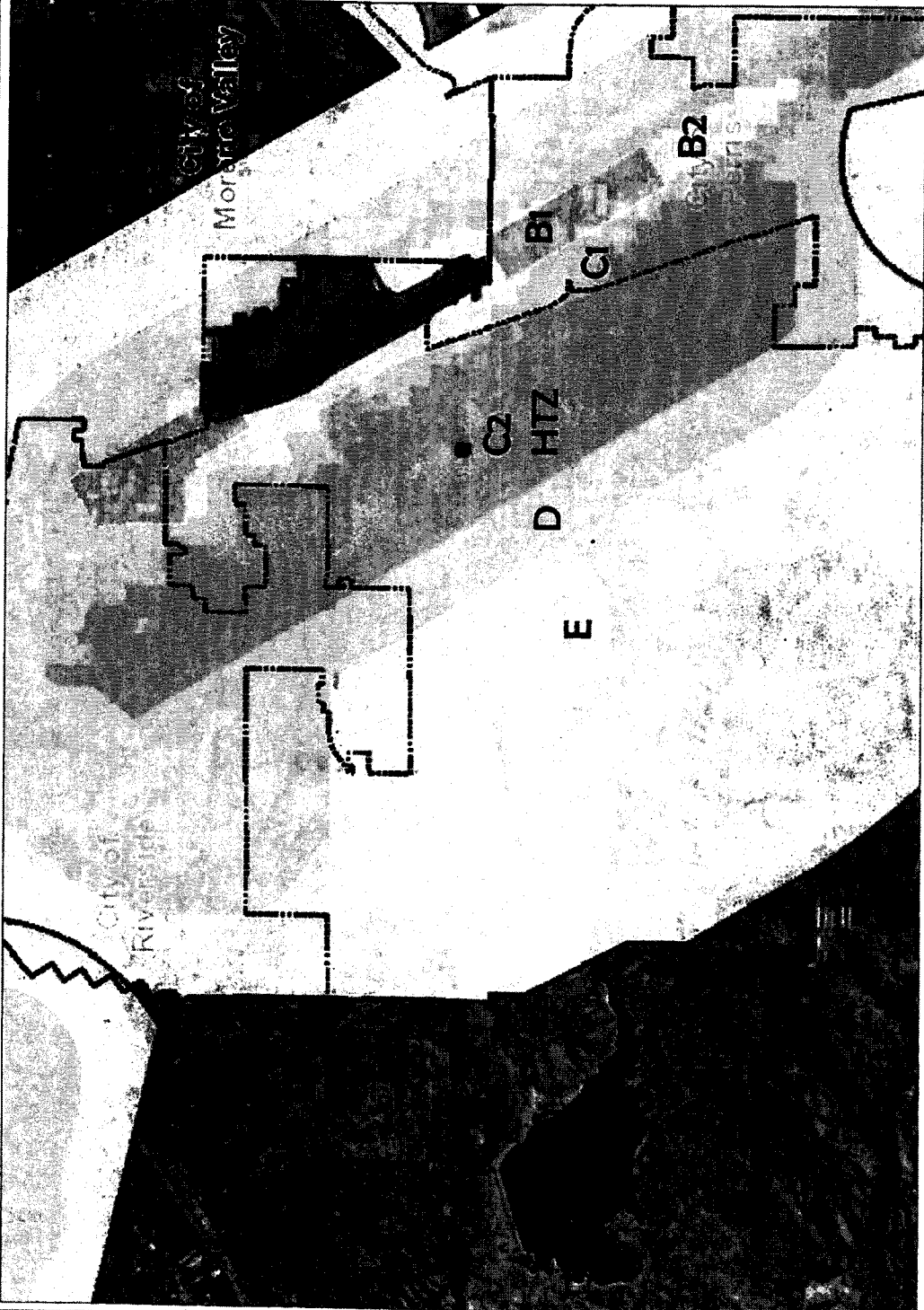


Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by: Meese & Hunt, Inc. (June 2013)

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY 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-EXC6

Notes

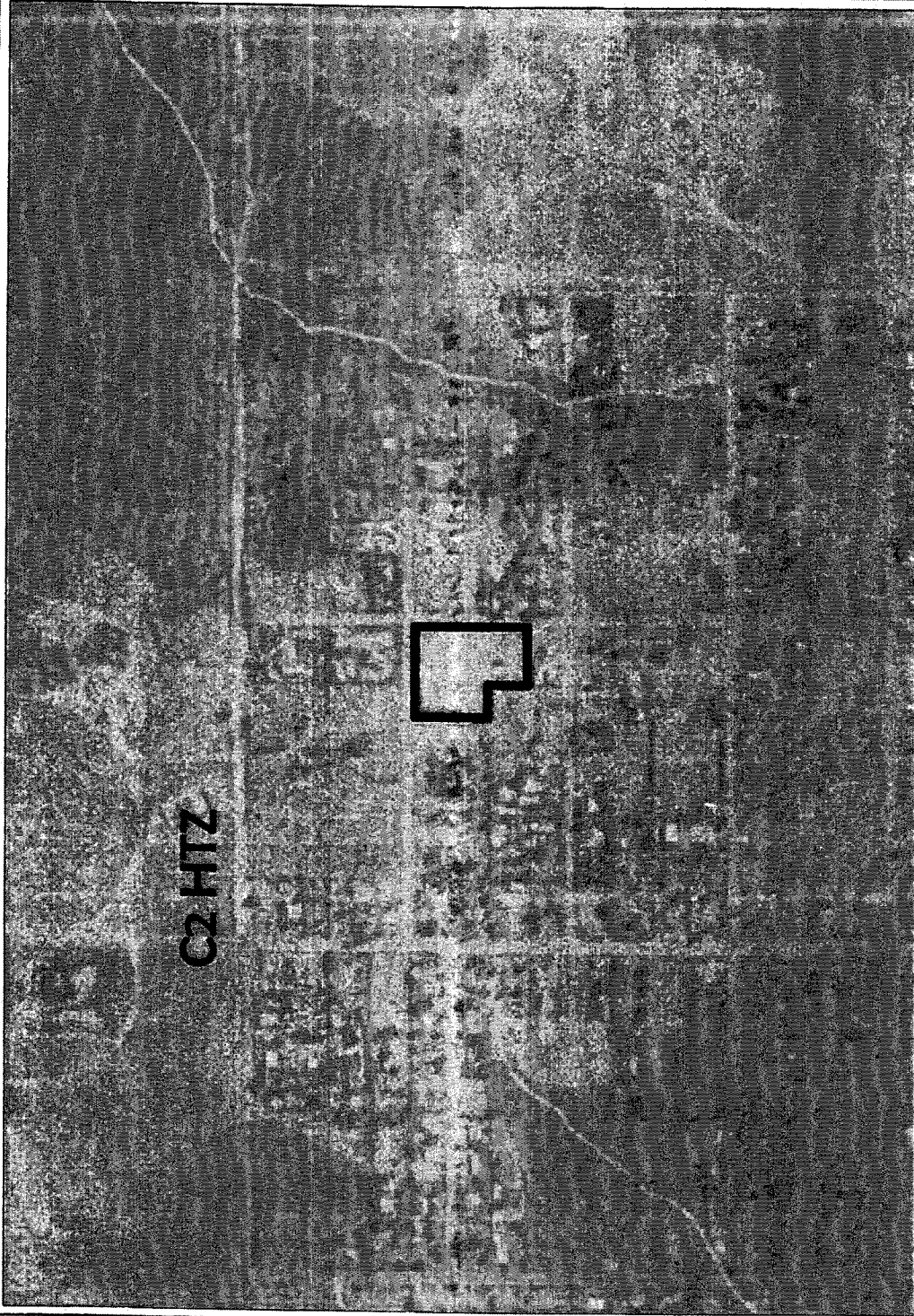
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Map My County Map



Legend

- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY 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-EXC6

Notes

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1,516 Feet

758

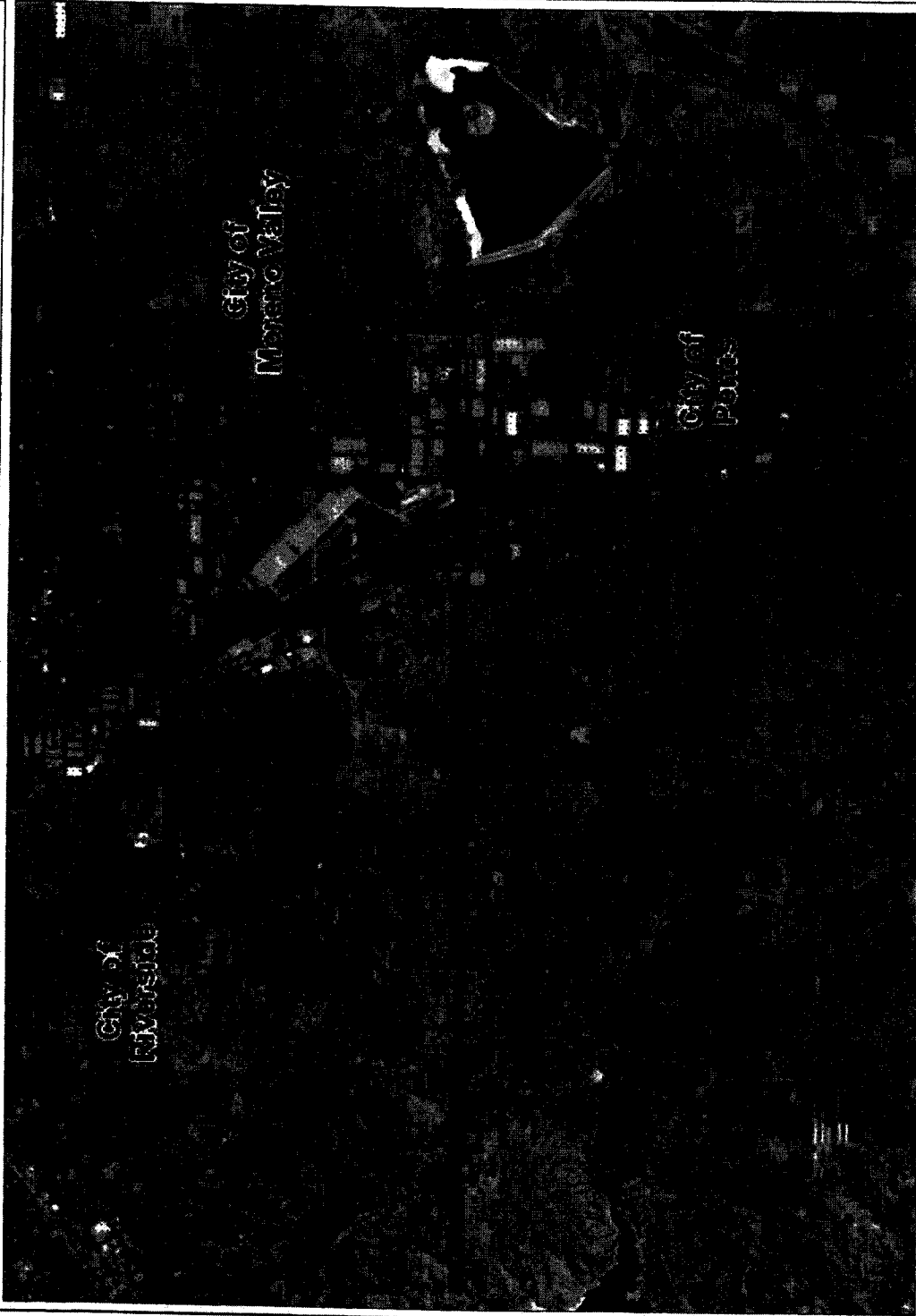
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© Riverside County GIS

Map My County Map



- Legend**
- City Areas
 - World Street Map



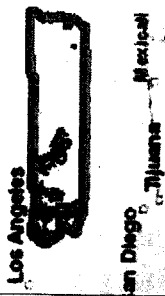
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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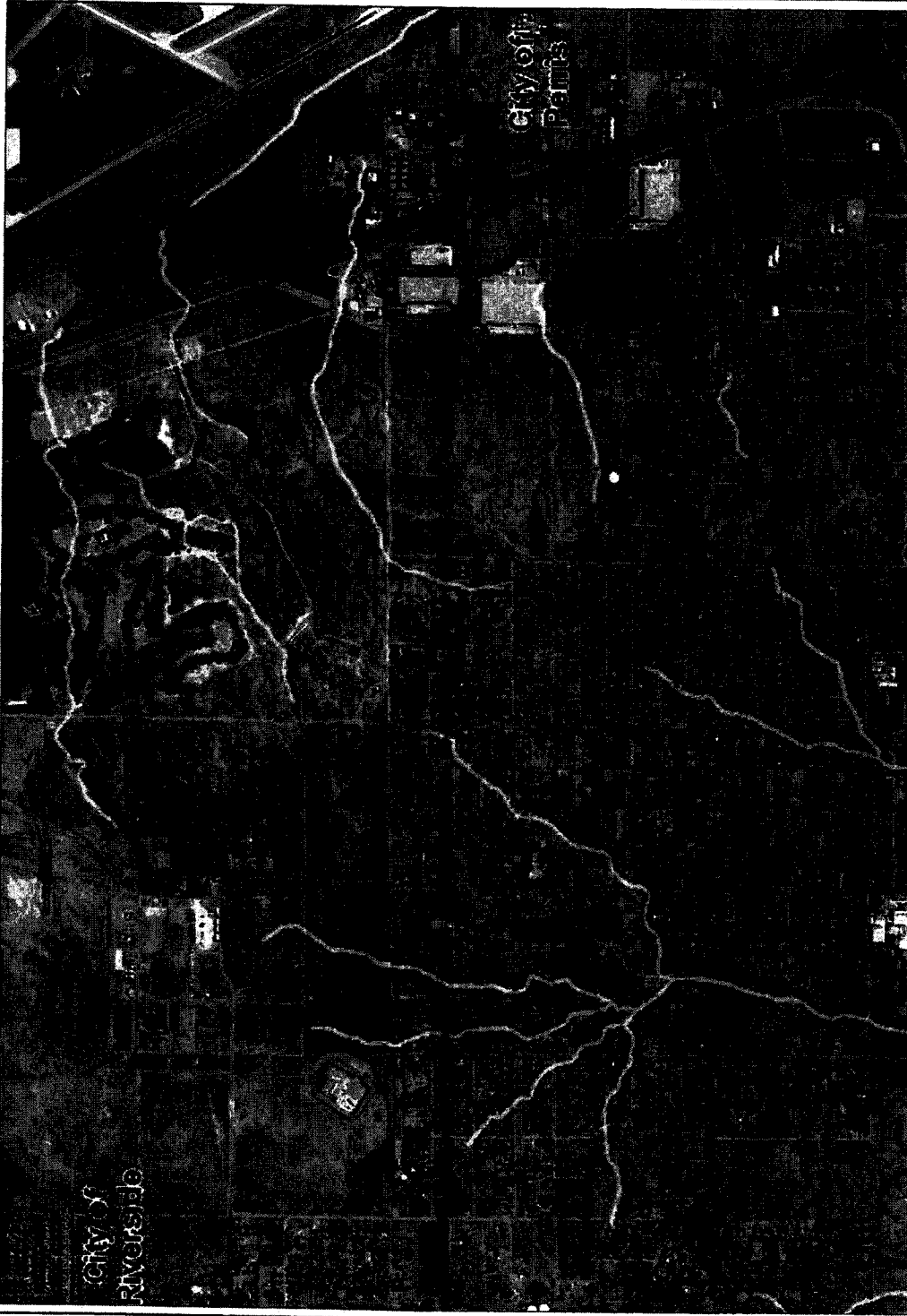
© Riverside County GIS

Notes

Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



Notes

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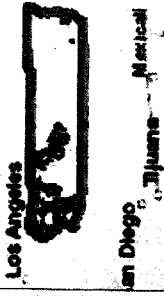
0 3 6.064 Feet

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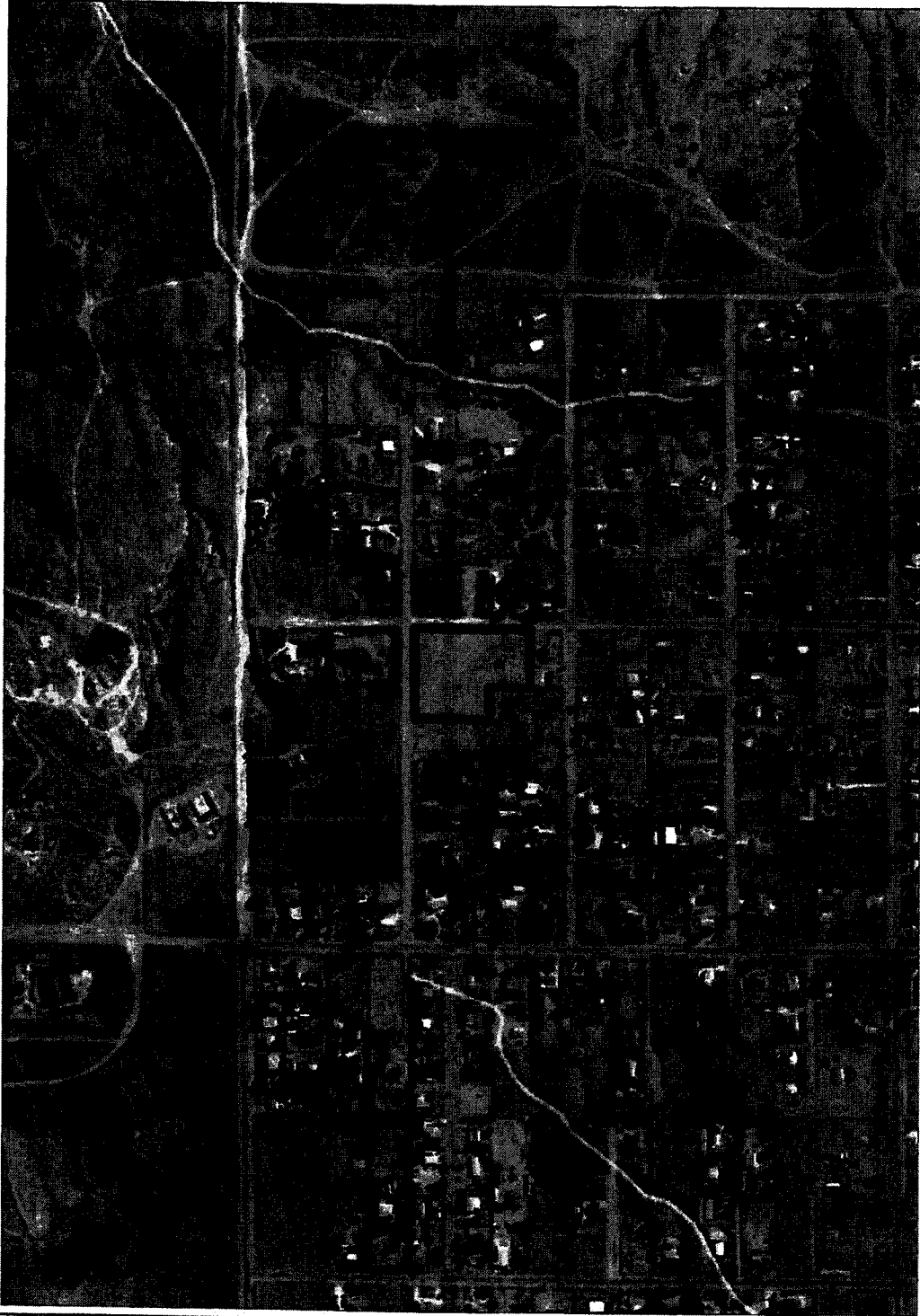
© Riverside County GIS



Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



Notes

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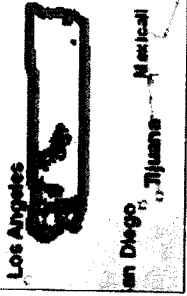


0 758 1,516 Feet

REPORT PRINTED ON... 6/4/2019 9:46:57 AM

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Map My County Map



- Legend**
- Parcels
 - Blueline Streams
 - City Areas
 - World Street Map



Notes

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0 379 758 Feet

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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: TM180025 TRM37625 DATE SUBMITTED: 9/24/18

APPLICATION INFORMATION

Applicant's Name: Froylan Damas E-Mail: SandraLadage@yahoo.com

Mailing Address: 4239 Benham Ave
Baldwin Park CA 91706
City State ZIP

Daytime Phone No: (626) 377-5906 Fax No: ()

Engineer/Representative's Name: YMV Design E-Mail: Vuiera@Verizon.net

Mailing Address: P.O. Box 1416
Adelanto CA 92301
City State ZIP

Daytime Phone No: (760) 221-2840 Fax No: ()

Property Owner's Name: Froylan Damas E-Mail: SandraLadage@yahoo.com

Mailing Address: 4239 Benham Ave
Baldwin Park CA 91706
City State ZIP

Daytime Phone No: (626) 377-5906 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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Kuder Ave, South of Hawthorne Ave
East of Clark St, West of Carroll St

Thomas Brothers map, edition year, page number, and coordinates: _____

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 into 3 lots

Related cases filed in conjunction with this request:

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: geological

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) Approx 265

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) Approx 265

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?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

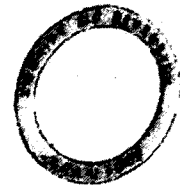
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Jeffrey Damos* Date 8-26-18

Owner/Representative (2) _____ Date _____



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez

Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim 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 Froylan Damas hereafter "Applicant" and Froylan Damas Property Owner

Description of application/permit use:

Subdivide into 3 lots

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 295-280-72

Property Location or Address:

Corner of Carroll ST and Hawthorne Ave

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Froylan Damas

Phone No.: 626-377-5906

Firm Name: _____

Email: SandraLadage@yahoo.com

Address: 4239 Benham Ave

3. APPLICANT INFORMATION:

Applicant Name: Froylan Damas

Phone No.: 626-377-5906

Firm Name: 4239 Benham Ave

Email: SandraLadage@yahoo.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: _____ Date: 8/26/18

Print Name and Title: Froylan Damas

Signature of Property Owner: _____ Date: 8/26/18

Print Name and Title: Froylan Damas

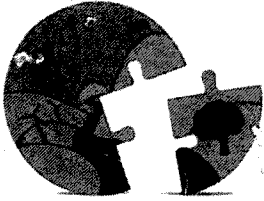
Signature of the County of Riverside, by _____ Date: _____

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.

Froylan Damas 12-16-2018
Property Owner(s) Signature(s) and Date

FROYLAN DAMAS
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, 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 REQUIRED FOR ALL PROJECTS

- *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.

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 August 01, 2019,

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

APN (s) or case numbers TPM37625 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

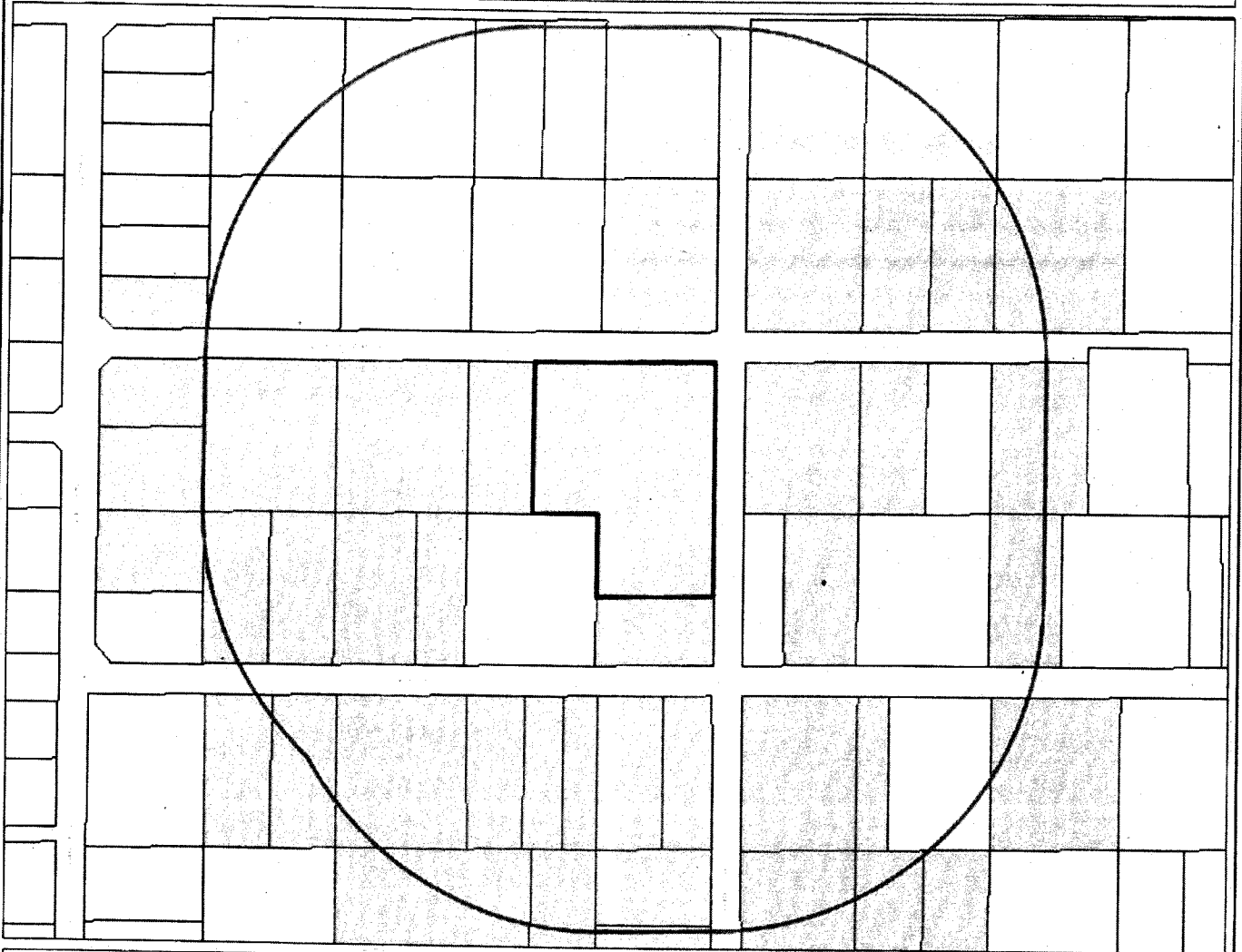
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TPM37625 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

Notes



0

376



752 Feet

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295291010
ABEL LEYVA
IRENE LEYVA
1730 W WILLETS
SANTA ANA CA 92703

295280071
MANUEL RUIZ GUTIERREZ
SUSANA RUIZ
17525 CARROLL ST
PERRIS CA. 92570

295280054
EMILIO ARRIETA
ROSA ARRIETA
17630 CLARK ST
PERRIS CA. 92570

295280060
FELIPE DE JESUS MENDOZA
17650 CLARK ST
PERRIS CA 92570

295280057
LEONARDO ROJAS BARILLAS MARIO
MARIA GUADALUPE ROJAS
17720 CLARK ST
PERRIS CA. 92570

295291031
VIRGINIA C BARBA
17820 CARROLL ST
PERRIS CA. 92570

295280016
JUAN CARLOS JIMENEZ
MIGUEL ANGEL JIMENEZ
18910 DECKER RD
PERRIS CA 92570

295291011
RICHARD L ZACHER
SHARON L ZACHER
1905 NORTON RD
MCKINLEYVILLE CA 95519

295280025
JON RYAN KOWALSKI
19177 ELDORADO RD
PERRIS CA 92570

295291026
JOSE A GONZALEZ
GAHUDENCIA GONZALEZ
19349 SILVER SUMMIT CIR
PERRIS CA 92570

295291038
MIGUEL VEGA FRAUSTO
2059 LAS POSAS RD
CORONA CA 92882

295280004
FRANKLIN KEY JOHNSTON
PASTORA T JOHNSTON
215 N HACIENDA DR
ARCADIA CA 91006

295280002
FRANKLIN KEY JOHNSTON
PASTORA T JOHNSTON
215 N HACIENDA DR
ARCADIA CA 91006

295280059
MARIA E TORRES
21525 HAWTHORNE AVE
PERRIS CA. 92570

295291032
ROGELIO QUINONES V
GRISelda QUINONES
21545 KUDER AVE
PERRIS CA. 92570

295280050
TIOFILO VILLASENOR
MICAELA VILLASENOR
21555 HAWTHORNE ST
PERRIS CA. 92570

295280056
BRYAN W WOODWARD
KIMBERLEE WOODWARD
21560 KUDER AVE
PERRIS CA. 92570

295291033
WILLIE E JONES
ODESSA D JONES
21591 KUDER AVE
PERRIS CA. 92570

295291041
MICHAEL INMAN
JANIS INMAN
21626 KUDER AVE
PERRIS CA 92570

295291037
MICHAEL INMAN
JANIS INMAN
21626 KUDER AVE
PERRIS CA 92570

295280069
MICHAEL INMAN
JANIS INMAN
21626 KUDER AVE
PERRIS CA. 92570

295280070
JOHN A ZETTEL
KATHLEEN M ZETTEL
21635 HAWTHORNE AVE
PERRIS CA. 92570

295291035
VICKI LYNN EARL
JAMES DOWELL EARL
21635 KUDER AVE
PERRIS CA 92570

295291034
JAMES D EARL
VICKI L EARL
21635 KUDER AVE
PERRIS CA. 92570

295291036
IRVING J WEISMAN
MARGARITA WEISMAN
21691 KUDER AVE
PERRIS CA. 92570

295280074
TERESA D MENDOZA DELARA
JOSE JAVIER LARA
21740 KUDER AVE
PERRIS CA. 92570

295291039
JOSE ENCISO
LUISA ENCISO
21750 HAWTHORNE AVE
PERRIS CA 92570

295280007
JOSE ENCISO
21750 HAWTHORNE AVE
PERRIS CA. 92570

295280026
MARIA P MORFIN
21760 HAWTHORNE AVE
PERRIS CA. 92570

295280028
ISMAEL YEPEZ MAGANA
TAMMY MARIE MAGANA
21775 HAWTHORNE AVE
PERRIS CA. 92570

295280027
CRESENCIANO TORRES
MARIA TORRES
21790 KUDER AVE
PERRIS CA 92570

295280039
CRESENCIANO TORRES
21790 KUDER AVE
PERRIS CA. 92570

295280024
ANTONIO NAVARRO
CHRISTINA NAVARRO
21820 HAWTHORNE AVE
PERRIS CA 92570

295291021
JUVENTINO RUIZ
ANA RUIZ
21840 CORSON AVE
PERRIS CA. 92570

295280075
ANTONIO OROZCO
GABRIELA OROZCO
21845 HAWTHORNE AVE
PERRIS CA. 92570

295280017
ZACARIAS CORIA
21851 NANDINA AVE
PERRIS CA. 92570

295280023
JOSE VALADEZ
21875 NANDINA AVE
PERRIS CA 92570

295280065
ZACARIAS CANANEA
EMELITA CANANEA
250 REBECCA DR
SAN DIMAS CA 91773

295280077
LOUELLA FONTNO
THERESA A FONTNO
28011 LOCUST AVE
MORENO VALLEY CA 92555

295280073
FRANCISCO GOMEZ VEGA
JOANNA J GOMEZ
3945 MADRONA RD
RIVERSIDE CA 92504

295280072
FROYLAN DAMAS
MARINA DAMAS
4239 BENHAM AVE
BALDWIN PARK CA 91706

295280055
ERNEST FLORES
5421 VALLECITO AVE
WESTMINSTER CA 92683

295291013
RODRIGO JIMENEZ
633 PINE AVE
LONG BEACH CA 90802

295291022
STEVEN D HERNANDEZ
FRANCISCA LEDOUX HERNANDEZ
7032 HAWARDEN DR
RIVERSIDE CA 92506

295291027
WAYNE D GRISWOLD
ARLEEN M GRISWOLD
908 SCREENLAND DR
BURBANK CA 91505

295291040
DAVID E MARTINEZ
JACQUELINE MARTINEZ
P O BOX 587
GOODING ID 83330

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: November 18, 2019

TO: Planning Commission Secretary

FROM: Dionne Harris

(Riverside)

PHONE No.: 951-955-6836

E-Mail: dharris@rivco.org

SCHEDULE FOR: December 9, 2019 (If Requested)

10-Day Advertisement: Optional Hearing Notice for TPM37625

TENTATIVE PARCEL MAP NO. 37625 – CEQA Exempt, Section 15315 (Minor Land Divisions) – Applicant: Froylan Damas Engineer/Representative: YMV Design – First Supervisorial District – Mead Valley Zoning Area – Mead Valley Area Plan: Agriculture: Rural Community-Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street– 3.4 Acres - Zoning: Light Agriculture (A-1)(1 Acre Minimum) - **REQUEST:** The Tentative Parcel Map is a Schedule 'H' subdivision of 3.4 acres into three (3) residential parcels with the minimum lot size of 1 acre. – APN: 295-280-072 – Project Planner: Dionne Harris at (951)955-6836 or email dharris@rivco.org.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Principal's signature/initials: _____

Date: _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$ 5,146.39, as of 10/10/2019

CEQ Case # 180094 - Fee Balance: \$ 50.00 (Paid)

Estimated amount of time needed for Public Hearing: TBD (Min 5 minutes)

Controversial: YES NO

**10-Day OPTIONAL HEARING
and
NOTICE OF CEQA EXEMPTION**

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 December 6, 2019.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED PRIOR TO December 9, 2019. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Project Description: Tentative Parcel Map No. 37625 (TPM37625) is a Schedule "H" subdivision of approximately 3.4 acres into three (3) approximately one acre parcels for residential purposes. The minimum lot size proposed is one acre.

The project site is located Northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street, within the Mead Valley Area Plan. APN: 295-280-072



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

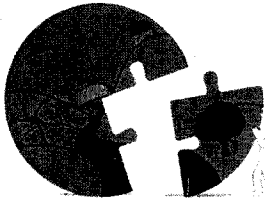
All comments received during the public review period will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

For further information regarding this application, please contact Dionne Harris, Project Planner, at 951-955-6836 or e-mail dharris@rivco.org. The proposed project, associated documents, technical reports, and 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

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

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



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.: TPM37625

Project Location: The project site is located Northerly of Kuder Avenue, southerly of Hawthorne Avenue, easterly of Clark Street, and westerly of Carroll Street, within the Mead Valley Area Plan. APN: 295-280-072

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Froylan Damas, 4239 Benham Avenue, Baldwin Park, CA 91706

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

Dionne Harris County Contact Person 951-955-6836 Phone Number

Signature Title Urban Regional Planner Date 11/18/19

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ No. 180094 ZCFW No. 180029 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

