

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



ITEM: 1.3
(ID # 13444)

MEETING DATE:
Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE THE TENTATIVE PARCEL MAP NO. 37830 – CEQA Exempt – Applicant: Jose and Frank Inc. – First Supervisorial District – Cajalco Zoning District – Lake Matthews / Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 ac min.) – Location: North of Avenue E, East of Cedar St, South of Avenue D, West of Wood Rd – 4 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – PROJECT DESCRIPTION: A Schedule "H" subdivision of 4 acres into 2 single family residential lots with a minimum lot size of 1.12 net acres and a maximum lot size of 1.83 net acres – APN: 321-080-014. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the approval for the above referenced case acted on by the Planning Director on September 2, 2020.

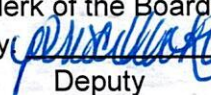
ACTION: Consent

Charissa Leach, Assistant TLMA Director 9/3/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: September 22, 2020
xc: Panning

Kecia R. Harper
Clerk of the Board
By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Site Characteristics:

The Project site is a 4 acre parcel that currently sits vacant and is comprised of mostly vacant land. The Project proposes to subdivide the existing parcel into two (2) new parcels ranging in size from 1.12 net acres to 1.83 net acres. Parcel 1 is proposed to be orientated towards Avenue "D" and would provide a four (4') foot right-of-way dedication that would facilitate the widening of Oak Glen Road to 30 feet, south of the street centerline. Avenue "D" is not a General Plan (Circulation Element), and is designated as a Local Road with an ultimate right-of-way of 55 feet. Parcel 2 is orientated towards Avenue "D" as well, and would provide the same dedication along the street frontage. A "commons access" road that is approximately 18 feet wide is located on the western edge of Parcel 1 that provides access to APN #321-080-015. This parcel is not a part of the proposed subdivision and is an approximately 1 acre parcel with an existing single-family residence located on site. The subject site is generally flat but does contain a natural drainage feature along the southeastern corner of the parcel which shall not be disturbed as a result of this proposed project.

Zoning/Development Standards:

No construction is proposed as part of the project and only APN #321-080-014 is being subdivided as part of this proposal. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the R-A-1 Zone Classification and will result in future residential development.

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

- **Lot Size:** The minimum lot size for R-A Zone Classification is 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. The Project proposed to

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

subdivide 4 acres into two parcels ranging in size from 1.12 net acres to 1.83 net acres. The project site has been zoned as R-A-1 with a density requirement of a 1 acre minimum, which is met by the proposed lot sizes. The project's shortest lot width proposed is approximately 132 feet, and shortest lot depth of approximately 326 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

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

General Plan:

The Project site has a General Plan Foundation Component of Rural Community, and a Land Use Designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would range in size from 1.12 net acres to 1.83 net acres, thus within the density range for the RC-VLDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot shall be required to provide adequate septic capacity to meet the demands of the proposed land use. The project has been conditioned by the Environmental Health department to provide a percolation report and onsite water treatment system (OWTS) plans prior to building permits to ensure proper installation of the septic system. Each single-family residence will be served by the Western Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 37830 was submitted to the County of Riverside on October 21, 2019.

Board Action

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

Impact on Citizens and Businesses

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

**Supplemental
Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

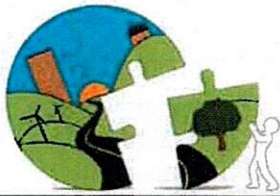
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

A. TPM37830 STAFF REPORT



Jason Farin, Principal Management Analyst 9/15/2020



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

PROPOSED PROJECT

Case Number(s): TPM37830

Environmental: Exempt – Section 15315

Area Plan: Lake Mathews/Woodcrest

Zoning Area/District: Cajalco District

Supervisory District: First District

Project Planner: Gabriel Villalobos


Project APN(s): 321-080-014

Applicant(s):

Frank and Jose, Inc.

Representative(s):

Allan Engineering


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37830 (TPM37830) is a schedule "H" subdivision of 4 acres into 2 single family residential lots with a minimum lot size of 1.12 net acres and a maximum lot size of 1.83 net acres ("Project").

The project is located north of Avenue E, east of Cedar Street, south of Avenue D, and west of Wood Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37830, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component: Rural Community

Existing General Plan Land Use Designation: Very Low Density Residential (RC-VLDR) (1 ac min.)

TENTATIVE PARCEL MAP NO. 37830

Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC-VLDR) (1 ac min.)
East:	Very Low Density Residential (RC-VLDR) (1 ac min.)
South:	Very Low Density Residential (RC-VLDR) (1 ac min.)
West:	Very Low Density Residential (RC-VLDR) (1 ac min.)
Existing Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1)	
Surrounding Zoning Classifications	
North:	Residential Agricultural – 1 Acre Minimum (R-A-1)
East:	Residential Agricultural – 1 Acre Minimum (R-A-1)
South:	Residential Agricultural – 1 Acre Minimum (R-A-1)
West:	Residential Agricultural – 1 Acre Minimum (R-A-1)
Existing Use: Vacant	
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4 acres	
Proposed Minimum Lot Size:	1.12 acres	1 acre
Total Proposed Number of Lots:	2 lots	
Map Schedule:	Schedule "H"	

Parking:

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

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	Yes – #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No

Fault Zone:	No
Fire Zone:	Yes – High/SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within the SKR fee area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure-1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics:

The Project site is a 4 acre parcel that currently sits vacant and is comprised of mostly vacant land. The Project proposes to subdivide the existing parcel into two (2) new parcels ranging in size from 1.12 net acres to 1.83 net acres. Parcel 1 is proposed to be orientated towards Avenue “D” and would provide a four (4’) foot right-of-way dedication that would facilitate the widening of Oak Glen Road to 30 feet, south of the street centerline. Avenue “D” is not a General Plan (Circulation Element), and is designated as a Local Road with an ultimate right-of-way of 55 feet. Parcel 2 is orientated towards Avenue “D” as well, and would provide the same dedication along the street frontage. A “commons access” road that is approximately 18 feet wide is located on the western edge of Parcel 1 that provides access to APN #321-080-015. This parcel is not a part of the proposed subdivision and is an approximately 1 acre parcel with an existing single-family residence located on site. The subject site is generally flat but does contain a

natural drainage feature along the southeastern corner of the parcel which shall not be disturbed as a result of this proposed project.

Zoning/Development Standards:

No construction is proposed as part of the project and only APN #321-080-014 is being subdivided as part of this proposal. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the R-A-1 Zone Classification and will result in future residential development.

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

- **Lot Size:** The minimum lot size for R-A Zone Classification is 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. The Project proposed to subdivide 4 acres into two parcels ranging in size from 1.12 net acres to 1.83 net acres. The project site has been zoned as R-A-1 with a density requirement of a 1 acre minimum, which is met by the proposed lot sizes. The project's shortest lot width proposed is approximately 132 feet, and shortest lot depth of approximately 326 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.
- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The Project site has a General Plan Foundation Component of Rural Community, and a Land Use Designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would range in size from 1.12 net acres to 1.83 net acres, thus within the density range for the RC-VLDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot shall be required to provide adequate septic capacity to meet the demands of the proposed land use. The project has been conditioned by the Environmental Health department to provide a percolation report and OWTS plans prior to building permits to ensure proper installation of the septic system. Each single-family residence will be served by the Western Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 37830 was submitted to the County of Riverside on October 21, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels

when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area."

The project is located within an urbanized area zoned for residential, commercial, or industrial use as it is located less than two miles south of the City of Riverside which has an estimated population of 331,360 people as of 2019 and an estimated population density of 4,064 people per square mile which meets and exceeds the threshold for an "urbanized" area. The project also proposes a subdivision into two parcels, is in conformance with both the General Plan and zoning, has no variances or exceptions, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the past 2 years, and the parcel does not have a slope greater than 20 percent. The project has been determined to meet this criteria and therefore, the project would be exempt from CEQA.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR).
2. The project site has a Zoning Classification of Residential Agricultural – 1 Acre Minimum (R-A-1), which is consistent with the Riverside County General Plan.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Tentative Parcel Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Parcel Map No. 37830 is a proposal to subdivide 4-acres into 2 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design, and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because
 - a. General Plan – the project site has a General Foundation Component of Rural Community and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per one (1) to two (2) acres. The proposed map is consistent with the General Plan as it will subdivide an existing 4 acre parcel into two single-family residential lots. Each lot would range in size from 1.12 net acre to 1.83 net acres, thus within the density range for RC-VLDR. In addition, the project supports General Plan Principle IV.A.1, which provides that the intent of the General Plan is to foster a variety

and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

- b. Community/Specific Plan – the project site is not located within a Specific Plan, General Plan, Policy Area, or Community Plan.
 - c. Riverside County Ordinance – the existing Zoning Classification for the subject site is Residential Agricultural, 1-acre lot minimum (R-A-1). One-family residences are permitted in the R-A-1 Zoning Classification. The development standards for this zoning classification requires a minimum lot size of 20,000 square feet, minimum width of 100 feet, minimum lot depth of 150 feet, 20 foot front yard setback, and a building height of 40 feet. As proposed, each parcel has a width of over 100 feet. Although footprints of the proposed one-family residences are not provided on the Tentative Parcel Map exhibit, the location of possible building pads indicate that the front, side and rear setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the two single-family residences. The proposed project will conform to the development standards of the R-A-1 Zoning Classification and all other applicable provisions of Ordinance No. 348.
2. The site of the proposed land division is physically suitable for the type of development, as the project site is located in an area that is comprised of single-family residential uses, has access readily available from Avenue "D" and has no environmental constraints that prohibits the proposed residential development
 3. The site of the proposed land division is physically suitable for the proposed density of the development, because the density proposed is compatible with the existing and planned surrounding land uses within the project vicinity and is consistent with the general plan land use designation.
 4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances, and is not located in an area that has been mapped for conservation or adjacent or within an identified habitat area, therefore no impacts to fish or wildlife habitat is anticipated.
 5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the project is located within an area with predominantly residential land uses away from any hazardous sites and is not located in a fault or flood zone but is located within a high fire area. For the purposes of this staff report, the project as proposed will not be likely to cause serious public health problems.
 6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.
 - a. Streets and Street Improvements - The project will be required to provide at a minimum on Avenue "D", along project boundary, 24 feet of acceptable aggregate base on a 32 foot graded section within a 55 foot (30 feet project side and 25 feet over centerline) dedicated full width

right-of-way. Project conditions of approval will require that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460 as it pertains to streets and street improvements, will be met.

- b. Domestic Water – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from the Western Municipal Water District (WMWD). A water availability request letter from the applicant states that the WMWD has agreed in writing to furnish domestic water to each and every lot within this subdivision as per the letter dated September 23, 2019. With this condition of approval and the provisions of Ordinance No. 460, 10.13 C, this requirement will be met.
 - c. Fire Protection Facilities – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to the issuance of any building permit. Fire Department water system(s) for fire project will be provided in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.
 - d. Electrical and Communication Facilities – The proposed project does not include any electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.
 - e. Sewage Disposal – The project has been conditioned to submit a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system to the Health Department prior to the issuance of building permits. On-site septic systems must be approved advanced treatments units with nitrate reductions in accordance with Riverside County Ordinance No. 871. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.
 - f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land that has been designated for agricultural use Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
 - g. Exceptions – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the proposed project has been designed in such a way to ensure there will be no conflict with providing accessibility.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Residential Agricultural, 1 Acre Minimum (R-A-1). The minimum lot size for R-A-1 Zone Classification is 1 acre, or 43,560 square feet. The Project proposed to subdivide 4 acres into two parcels ranging in size from 1.12 net acre to 1.83 net acres. The minimum

average lot width for the R-A-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's smallest lot width proposed is approximately 132 feet, and approximately 326 feet in lot depth. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Development Standards Findings:

1. 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. No structures are proposed under this application, although the intended use of the proposed subdivision are for single-family residential.
2. Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. The smallest proposed lot size is listed as 1.12 net acres or approximately 48,787 square feet, with a minimum lot width of 132 feet and a minimum lot depth of 326 feet.
3. The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
4. 2 spaces shall be provided for off-street vehicle parking for all single-family residences.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review and on January 23, 2020 was determined by the ALUC Director to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
4. AB 52 / SB 18 – the project has been deemed CEQA exempt by planning staff and as such is not subject to AB 52 / SB 18.
5. 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.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for

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

Fire Findings:

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

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

APPEAL INFORMATION

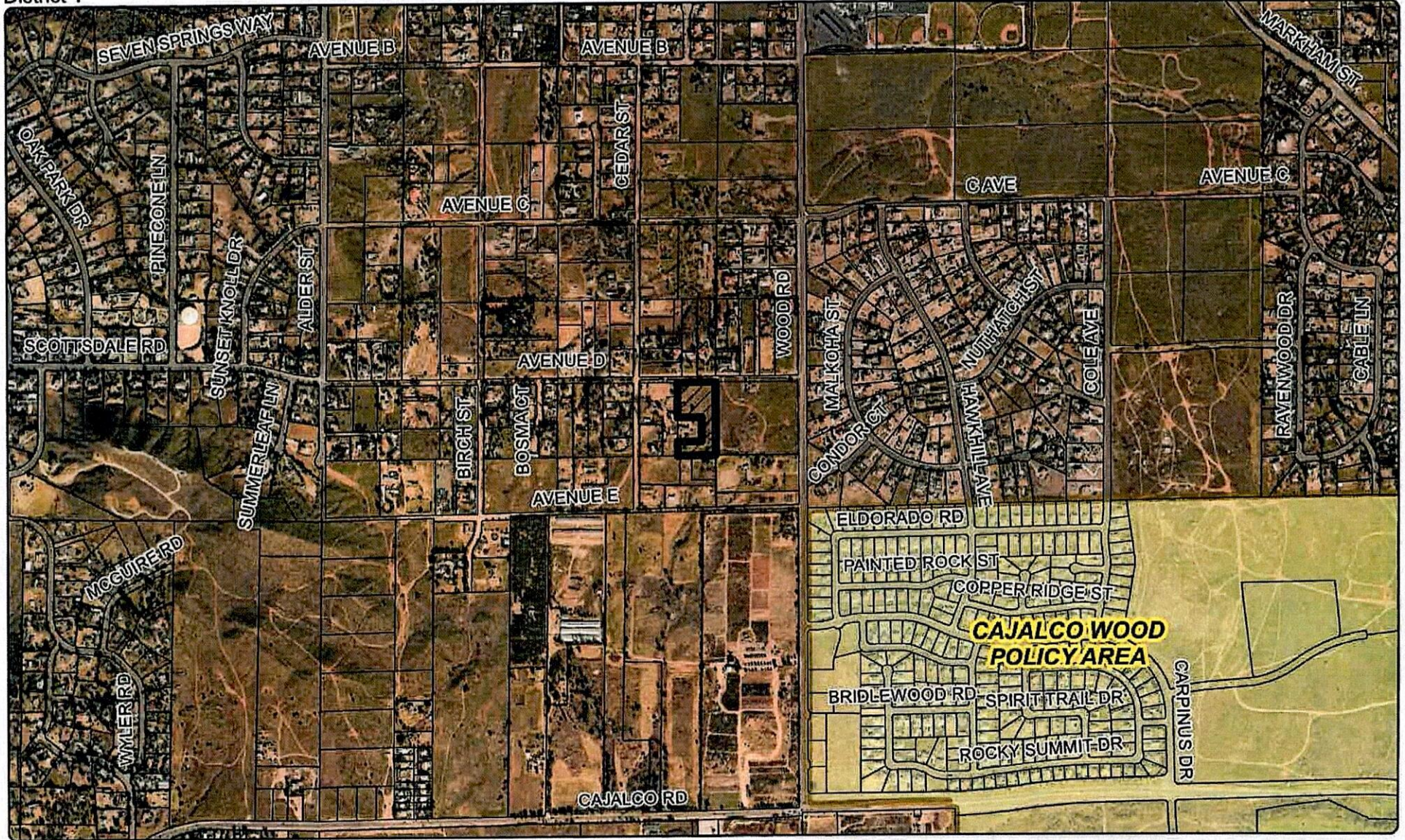
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning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

RIVERSIDE COUNTY PLANNING DEPARTMENT TPM37830

Supervisor: Jeffries
District 1

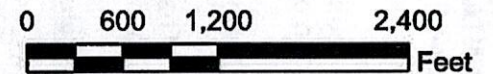
VICINITY/POLICY AREAS

Date Drawn: 08/06/2020
Vicinity Map



Zoning Dist: Cajalco

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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)933-3200 (Western County) or in Palm Desert at (760)863-8377 (Eastern County) or Website <http://riversideonline.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37830

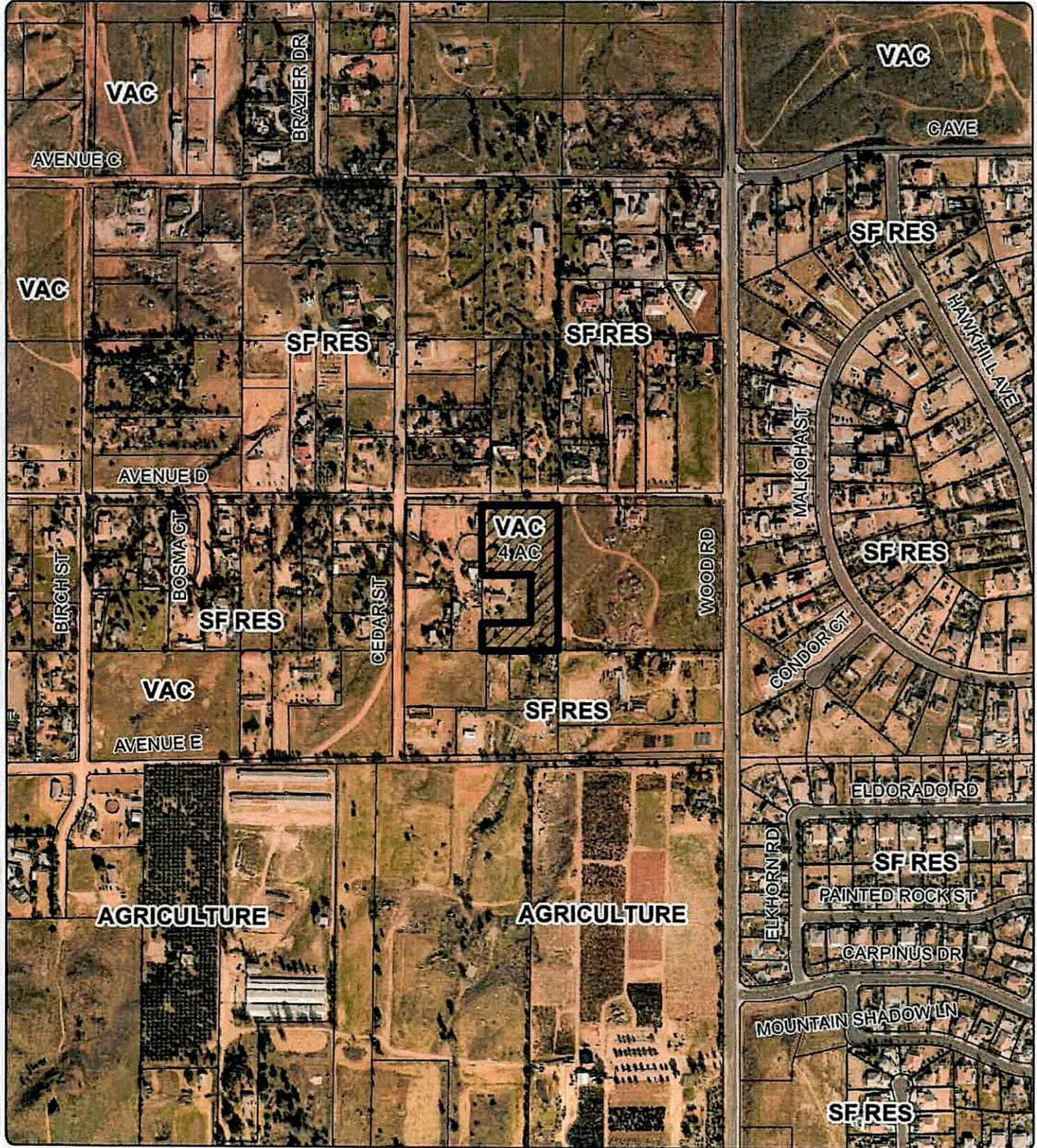
LAND USE

Supervisor: Jeffries

District 1

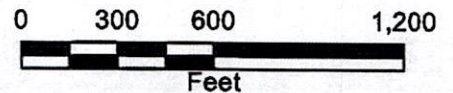
Date Drawn: 08/06/2020

Exhibit 1



Zoning Dist: Cajalco

Author: Vinnie Nguyen



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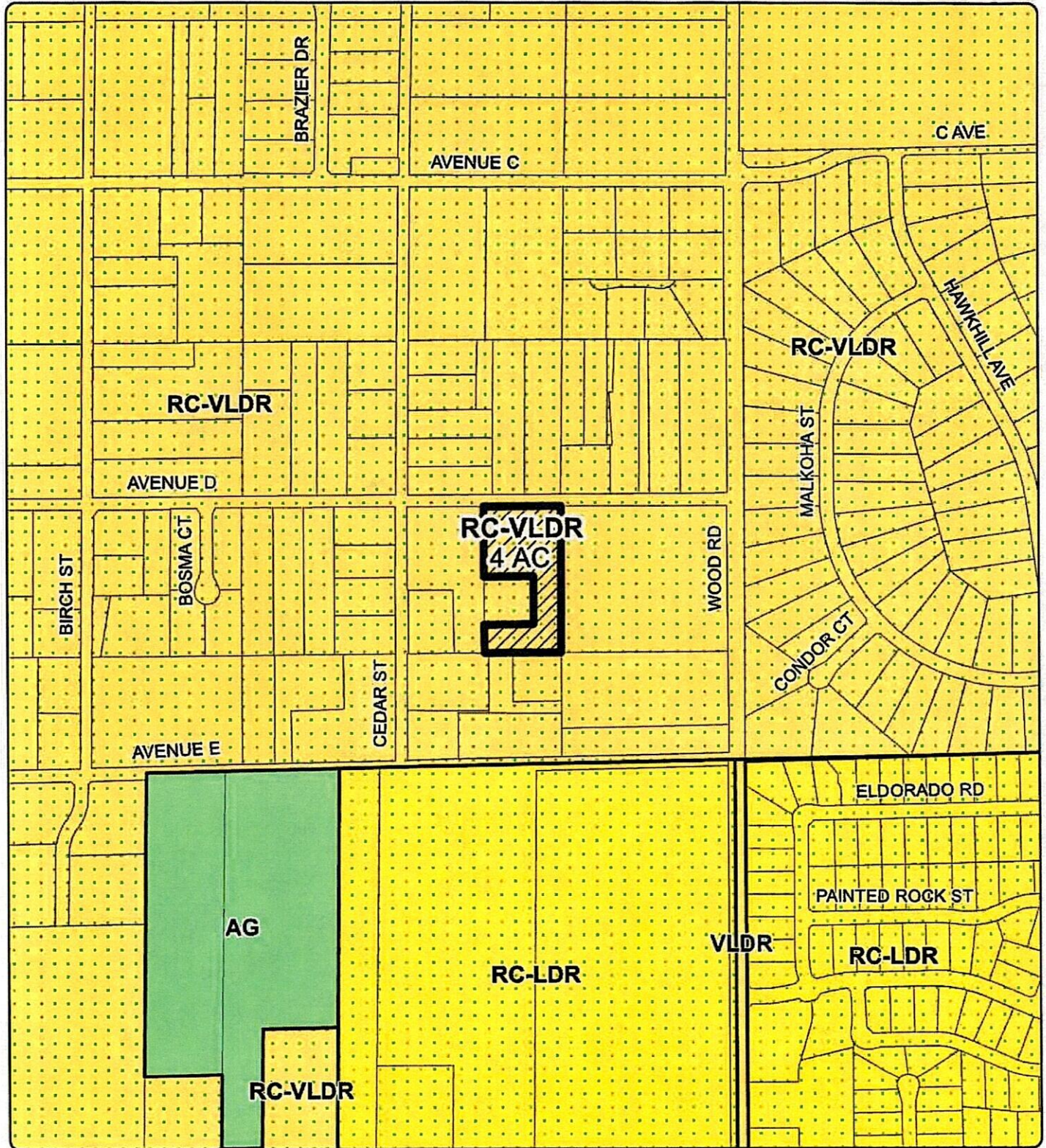
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37830

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

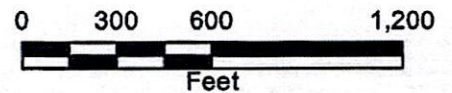
Date Drawn: 08/06/2020
Exhibit 5



Zoning Dist: Cajalco



Author: Vinnie Nguyen



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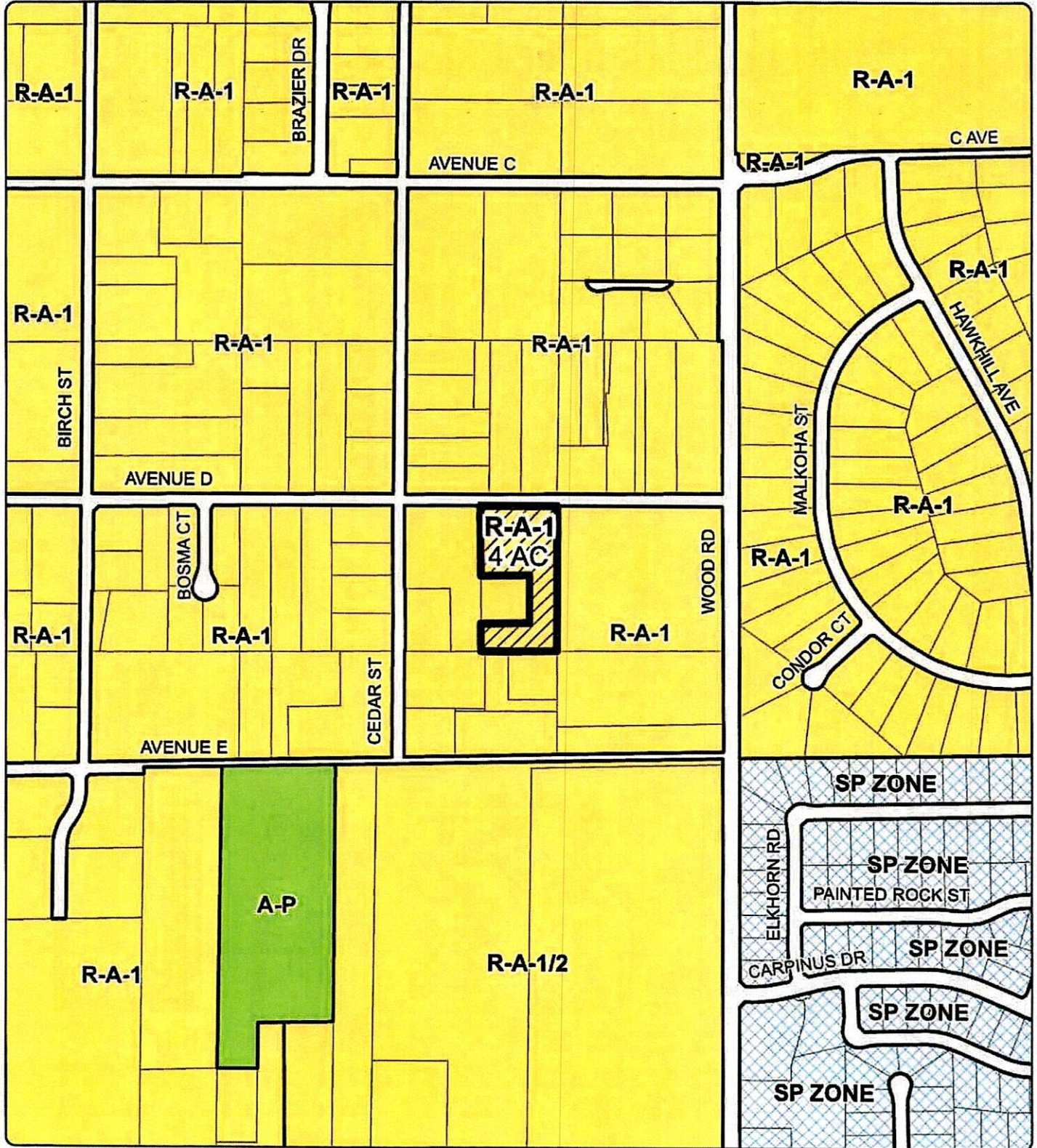
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37830

EXISTING ZONING

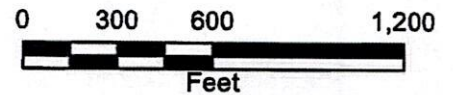
Supervisor: Jeffries
District 1

Date Drawn: 08/06/2020
Exhibit 2

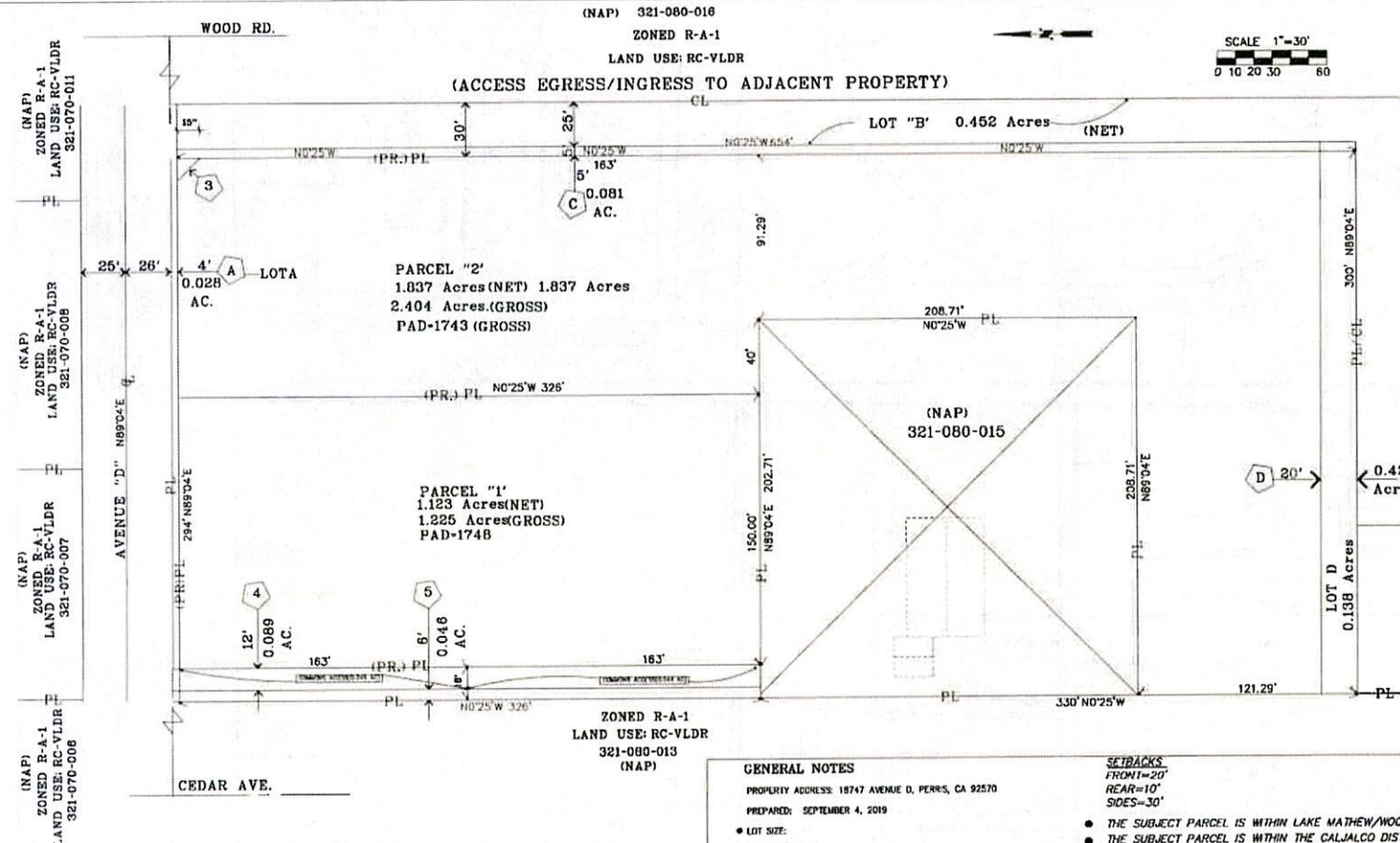


Zoning Dist: Cajalco

Author: Vinnie Nguyen



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SHEET INDEX
SHEET 1 PROJECT INFORMATION

ABBREVIATIONS

PL PROPERTY LINE
CL CENTER LINE
NAP NOT A PART
ROW RIGHT OF WAY
AC ACRES

SCOPE OF WORK:
SUBDIVIDING EXISTING 4 ACRE PARCEL INTO 2 PARTS

PROPOSED IMPROVEMENT-SCHEDULE

TENTATIVE PARCEL MAP 37830
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SECTION T4SR4W SEC 6S

OWNER/DEVELOPER
ISABEL URENDO
1531 W. TRENTON PL.
ANAHIM CA 92905
REPRESENTATIVE & MAP MAKER

ACE ENGINEERING
4209 LEXOW ST.
RIVERSIDE CA 92501
PH: (951) 778-1515

ASSESSORS PARCEL NO.
APN # 321-080-014

LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF RIVERSIDE STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
4.00 ACRES IN PAR 38 RS 003/06S.

PROPERTY ADDRESS: 18747 AVENUE D, PERRIS, CA 92570
SUBDIVISION: RANCHO EL SOBRIANTE DE SAN JACINTO

SCHOOL DISTRICT
VAL VERDE UNIFIED
975 MORGAN ST.
PERRIS, CA 92571

GENERAL INFORMATION

TOTAL NUMBER OF PARCELS 2
TOTAL AREA OF MAP 4.00 ACRES (GROSS)
AREA OF SMALLEST PARCEL 1.0 ACRES (GROSS)

THE PROPOSED USE OF THIS TENTATIVE PARCEL MAP
RESIDENTIAL
NO DRAINAGE FACILITIES ARE PROPOSED FOR THIS PARCEL MAP
WATER TO DRAIN ALONG NATURAL COURSES
SEWAGE DISPOSAL FOR PROPOSED PARCEL MAP SEPTIC

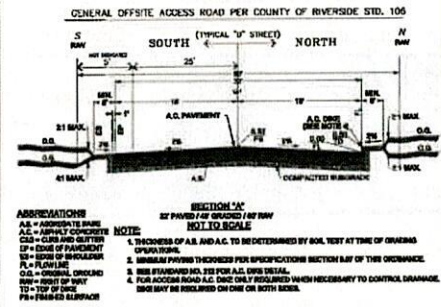
UTILITY PURVEYORS

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCO
ONTARIO, CA 91761
Val Rosales (909) 830-8483
CAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 WEST LUCOMA AVE
LELANDS, CA 92537
Ceri Lee (909) 335-7507

WATER
WESTERN MUNICIPAL WATER DISTRICT
14205 Meridian Parkway
Riverside CA 92518
951.571.7100

SEWER:
SEPTIC SYSTEM
TELEPHONE/CABLE/INTERNET
1820 N PERRIS BLVD SUITE 15,
PERRIS, CA 92571
(951) 423-2166

- MENT STATEMENTS**
- EASEMENT FOR POLE LINES, PIPELINES AND CONDUITS PER BOOK 324 PAGE 389 OF DEEDS.
 - EASEMENT FOR ROADS, PIPELINES, AND POLE LINES PER BOOK 314 PAGE 345 OF DEEDS.
 - EASEMENT FOR ELECTRICAL LINES AND TELEPHONE LINES PER BOOK 2033 PAGE 379 OF OFFICIAL RECORDS. (0.047 AC.)
 - EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES PER INST. NO. 1971-13795 OF OFFICIAL RECORDS. (0.660 AC.)
 - EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER INST. NO. 1965-0518425 OF OFFICIAL RECORDS.
 - STREET DEDICATION TO COUNTY (0.028 AC.)
 - STREET DEDICATION TO COUNTY (0.079 AC.)
 - PROPOSED 12' COMMON ACCESS ROAD EASEMENT(0.08 AC.)



GENERAL NOTES

PROPERTY ADDRESS: 18747 AVENUE D, PERRIS, CA 92570
PREPARED: SEPTEMBER 4, 2019

• LOT SIZE:

STATISTICS
PARCEL 1: NET= 1.120 ACRES
PARCEL 2: NET= 2.123 ACRES
LOT 4: NET = 0.081 ACRES (COMMON ACCESS ROAD EASEMENT AREA)
LOT 5: NET = 0.047 ACRES
LOT A: NET= 0.058 ACRES
LOT B: NET= 0.369 ACRES
LOT C: NET= 0.082 ACRES
LOT D: NET= 0.138 ACRES
TOTAL NET = 4.000 ACRES

• EXISTING ZONING=PROPOSED ZONING = R-A-1

LAND USE AND ZONING:
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

ADJACENT LAND USE: ZONING: LAND USE DESIGNATION:
NORTH: RESIDENTIAL R-A-1 (RC-VLDR)
SOUTH: RESIDENTIAL R-A-1 (RC-VLDR)
EAST: RESIDENTIAL R-A-1 (RC-VLDR)
WEST: RESIDENTIAL R-A-1 (RC-VLDR)

• THOMAS BROTHERS GUIDE "2019" MAP PAGE, COORDINATE D-1 & D-2

• THE TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

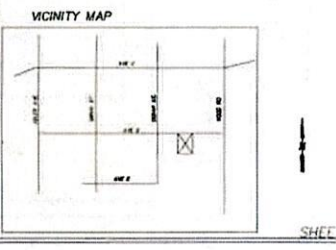
• THE SUBJECT PARCEL IS VACANT.

• GRADING NOTES:
DRAINAGE TO BE OF SHEET FLOW TYPE FOLLOWING GENERAL HISTORIC FLOW PATTERNS FOR LOTS 1 2 AND 3

• TOPOGRAPHY FROM A&A SURVEY TOPOGRAPHIC SURVEY DATED: JUNE 2019

- SETBACKS**
FRONT=20'
REAR=10'
SIDES=30'
- THE SUBJECT PARCEL IS WITHIN LAKE MATHEW/WOODCREST AREA PLAN
 - THE SUBJECT PARCEL IS WITHIN THE CALJALCO DISTRICT ZONING AREA
 - THE SUBJECT PARCEL IS NOT WITHIN SPECIFIC PLAN.
 - THE SUBJECT PARCEL IS NOT IN THE GENERAL PLAN POLICY AREA
 - THE SUBJECT PARCEL IS NOT IN AN AGRICULTURAL PRESERVE.
 - WITHIN THE MARCH AIRFORCE BASE INFLUENCE AREA
 - DEV. IMP. FEE AREA ORD. 659, LAKE MATTHEWS AREA 7
 - NOT WITHIN INDIAN TRIBAL LANDS
 - NORTHWEST T.U.M.F. ORD. 824, WITHIN FEE AREA
 - RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
 - F.E.M.A. FLOOD PLAIN - ZONE 2
 - FLOOD PLAIN REVIEW: NOT REQUIRED
 - WATERSHED - SAN ANA RIVER
 - SKR FEE AREA ORD. 663.10, IN OR PARTIALLY WITHIN FEE AREA.
 - SEISMIC ASSESSMENT - NOT IN FAULT ZONE
 - LIQUEFACTION POTENTIAL -NONE
 - HIGH FIRE AREA ORD. 787
 - LIGHTING ORD. 655, ZONE B
 - NO KNOWN WELLS ON PROPERTY
 - NO KNOWN OPEN CHANNELS ON PROPERTY
 - THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER (NAP) ----- NOT A PART

REVISIONS





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

Juan C. Perez
Agency Director



08/05/20, 12:23 pm

TPM37830

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37830. 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 - 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 TPM37830 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 TPM37830, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)
deposits.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37830 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37830 (TPM37830) is a schedule "H" subdivision of 4 acres into 2 single family residential lots with a minimum lot size of 1.12 net acres and a maximum lot size of 2.26 net acres ("Project").

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 5 AND - Exhibits

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

Tentative Map No. 37830, dated September 4, 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

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)
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- 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)

4. Mitigation Fee Ordinances

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

E Health

E Health. 1 ECP Comments

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 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory (cont.)

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

Flood

Flood. 1 Flood Hazard Report

FLOOD HAZARD REPORT: 6/10/2020
BBID: 363-288-494

Tentative Parcel Map (TPM) 37830 is a proposal to subdivide a 4-acre parcel into 2 single family residential lots with lot sizes of 1.01 and 2.39 net acres, and additional lots along the perimeter for county road dedications and utility easements. The site is located in the Lake Mathews area, south of Avenue "D" and approximately 330' east of Cedar Street. There is a separate parcel interior to PM 37830, which has an existing residential structure. Each parcel is shown to have a pad that covers a majority of the parcel area.

The site is moderately sloped, and has a defined low which runs from the northeast corner to the southern border. Runoff outlets onto a neighboring parcel to the south, where the low continues south, west of an existing residential structure. The low has a total tributary of approximately 10 acres; 6 acres offsite to the north and east, 0.7 acres offsite from the interior parcel, and 3.4 acres onsite. This is a relatively small tributary, but it appears (from topography, aerial imagery, and photos) that site conditions such as slope have historically resulted in some erosion through the low.

The plans submitted (Exhibit A, second sheet of October 2019 submittal; not included in June 2020 submittal) propose filling in the low, and that the site would consist of an access road along the east boundary (which would be lower than final adjacent ground), 3 pads with drainage swales on the north and south border of each pad draining east towards the access road. The arrangement of the proposed swales and the access road would result in runoff being concentrated, and subsequently outlet along the south border approximately 70 feet east of the existing low.

The natural watercourse shall be kept free of buildings and obstructions and the property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. All pads should be located outside of the low. New construction should comply with all applicable ordinances. The eastern portion of parcel 2 is located within the natural low of the watercourse, however there appears to be adequate area outside of the natural watercourse for building sites.

The site is located within the bounds of the LAKE MATHEWS Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. Personal or corporate checks will not be accepted for payment.

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

General

General. 1 ALUC Conditions

1. Any new 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 1 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 attached notice shall be provided to all prospective purchasers of the proposed lots and tenants of any dwellings thereon.
4. 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.
5. The following uses 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; waste water management facilities; incinerators; and hazards to flight.
6. Prior to issuance of building permits for any new buildings or structures on parcels 1 and 2, and any structure exceeding a height of 23 feet on parcel 3, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal aviation Administration Obstruction Evaluation Service.

Planning-CUL

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

Planning-CUL. 1 Human Remains

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

Planning-CUL. 2 Tribal Cultural Sensitivity Training

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

Planning-CUL. 3 Unanticipated Resources

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

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

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

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

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

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

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
4. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
5. The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public, if not already accepted. Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
6. 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.

Plan: TPM37830

Parcel: 321080014

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Lake Mathews Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Survey Division, or bond and enter into an agreement with the County Survey/Transportation Department.
3. Provide a 20 foot access easement to a parcel to the south APN: 321-080-019 along the southern project property line.
4. Corner cutback shall be applied per Standard 805, Ordinance 461.

050 - Survey. 2 RCTD - R-0-W DEDICATION Not Satisfied

Sufficient public street right of way along Avenue D shall be conveyed for public use to provide for a 30 foot half width dedicated right of way per Standard No. 106, Section (A), Ordinance 461.

Sufficient public street right of way along Lot B (east project boundary) shall be conveyed for public use to provide for a 30 foot half width dedicated right of way per Standard No. 106, Section (A), Ordinance 461.

050 - Survey. 3 RCTD-MAP-WQ - WQMP ACCESS AND MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Plan: TPM37830

Parcel: 321080014

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 RCTD - AGGREGATE/32' GRADED Not Satisfied

Avenue D is designated as a LOCAL ROAD and shall be improved with 24 foot of acceptable Aggregate Base (0.33 feet thick) on a 32 foot graded section within a 55 foot (30 feet project side and 25 feet on the other side of the centerline) dedicated full width right of way as approved by the Director of Transportation.

050 - Transportation. 2 RCTD - OFF-SITE ACCESS Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two access roads to a paved and maintained roads.

Said access roads shall be constructed with 24 foot of acceptable Aggregate Base (0.33 feet thick) on a 32 foot graded section within a 50 foot, minimum, full width dedicated right of way to the SATISFACTION OF COUNTY FIRE DEPARTMENT and/or as approved by the Director of Transportation.

The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the easterly extension of Avenue D to a paved and maintained Wood Road.

2. Said off-site access road shall be the westerly extension of Avenue D to Cedar Street and the northerly extension of Cedar Street to Avenue C and the easterly extension of Avenue C to a paved and maintained Wood Road.

050 - Transportation. 3 RCTD - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign at the intersection of Avenue D and Wood Road in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

Plan: TPM37830

Parcel: 321080014

60. Prior To Grading Permit Issuance

BS-Grade

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

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 ADP Fee - Map Not Satisfied

TPM 37830 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of

Plan: TPM37830

Parcel: 321080014

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

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

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

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

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

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure

Plan: TPM37830

Parcel: 321080014

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Project Archaeologist (cont.) Not Satisfied

compliance with this condition of approval.

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

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Plan: TPM37830

Parcel: 321080014

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

Transportation

060 - Transportation. 1 RCTD - 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 (24x36 inch) to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation

Plan: TPM37830

Parcel: 321080014

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans (cont.) Not Satisfied
 sizing.

080 - E Health. 2 Percolation Report Not Satisfied
 Provide soil percolation report consistent with the Department's LAMP technical guidance manual.

080 - E Health. 3 Water Will Serve Not Satisfied
 A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Prior to permit Not Satisfied

Minimum fire flow for the construction of all buildings is required per CFC Appendix BB and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 500 gpm at 20 psi for a 1/2 hour, in residential designations and buildings equipped with automatic sprinklers. Subsequent design changes may increase or decrease the required fire flow.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 37830 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Transportation

Plan: TPM37830

Parcel: 321080014

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

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

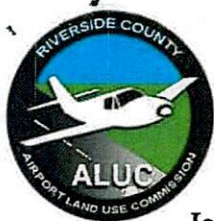
090 - Transportation. 1 RCTD - WRCOG TUMF Not Satisfied

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.

090 - Transportation. 2 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department Business Storm Water Compliance Program Section.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



January 23, 2020

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

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Palm Springs

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Moreno Valley

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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

Mr. Gabriel Villalobos, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

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

File No.: ZAP1399MA19
Related File No.: PM37830 (Tentative Parcel Map)
APN: 321-080-014

Dear Mr. Villalobos:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37830 (Tentative Parcel Map No. 37830), a proposal to divide 4 gross acres located on the southerly side of Avenue D, westerly of Wood Road and easterly of Cedar Street, into 3 residential parcels.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 25,500 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,743 feet AMSL. The project's highest site elevation is 1,748 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division; however, such review will be required prior to construction of new buildings or any other structures on parcels 1 and 2, and any structure exceeding a height of 23 feet on parcel 3.

A condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES prior to issuance of building permits for any such new structures on the property.

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

AIRPORT LAND USE COMMISSION

1. Any new 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 1 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 attached notice shall be provided to all prospective purchasers of the proposed lots and tenants of any dwellings thereon.
4. 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.
5. The following uses 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; and hazards to flight.
6. Prior to issuance of building permits for any new buildings or structures on parcels 1 and 2, and any structure exceeding a height of 23 feet on parcel 3, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

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

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

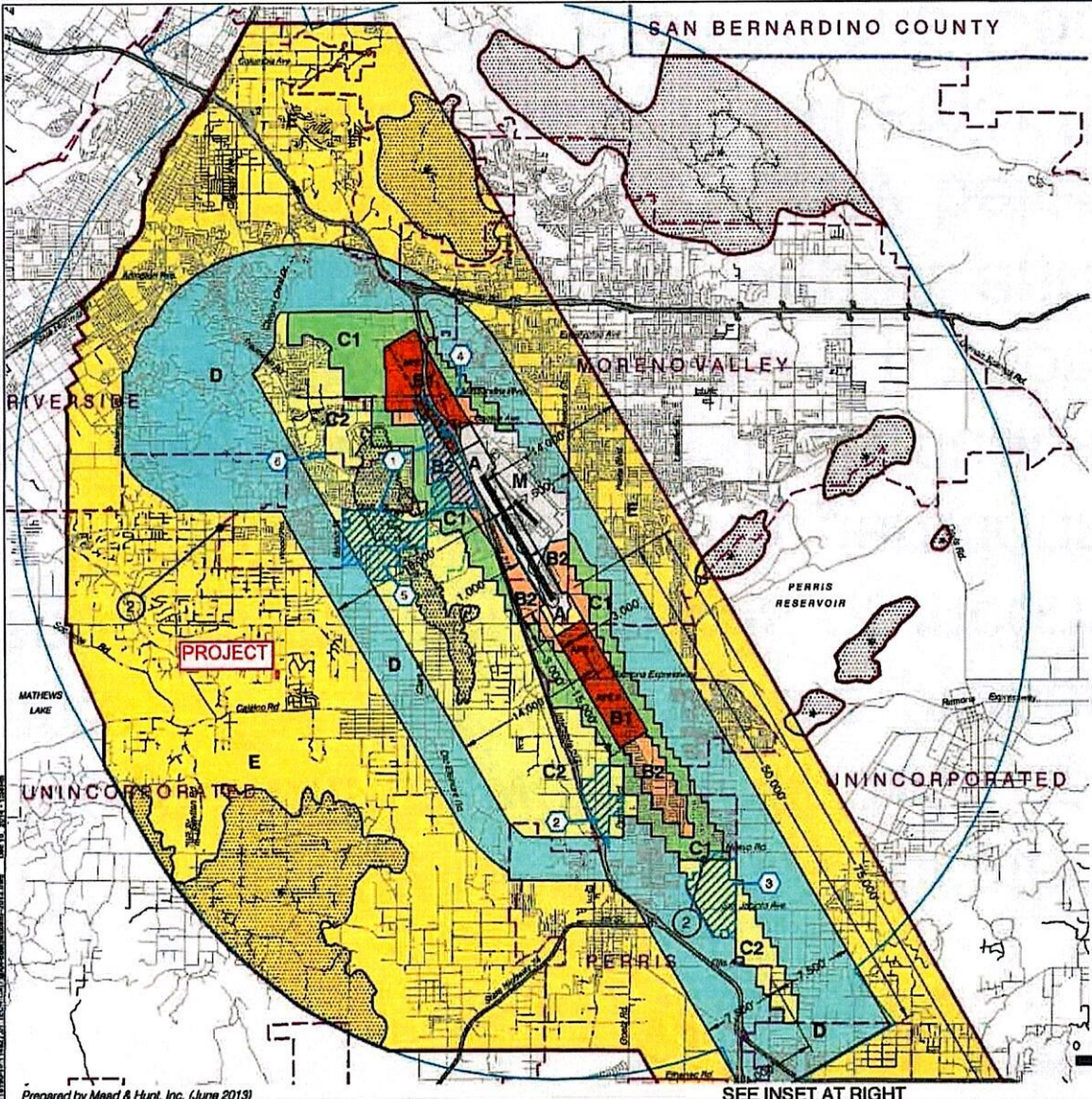
Attachments: Notice of Airport in Vicinity

cc: Isabel and Maria Ureno, Jose & Frank Co. (applicant/fee-payers)
C. Kofi Allan (representative)
George Kyl, Ace Engineering (representative)
Allen Family Revocable Living Trust (listed landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Chief Engineering Flight, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1399MA19\ZAP1399MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

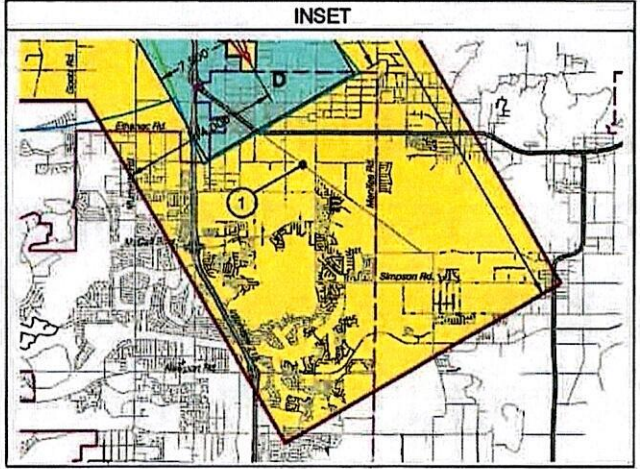
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

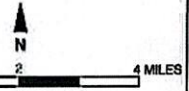
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



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

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



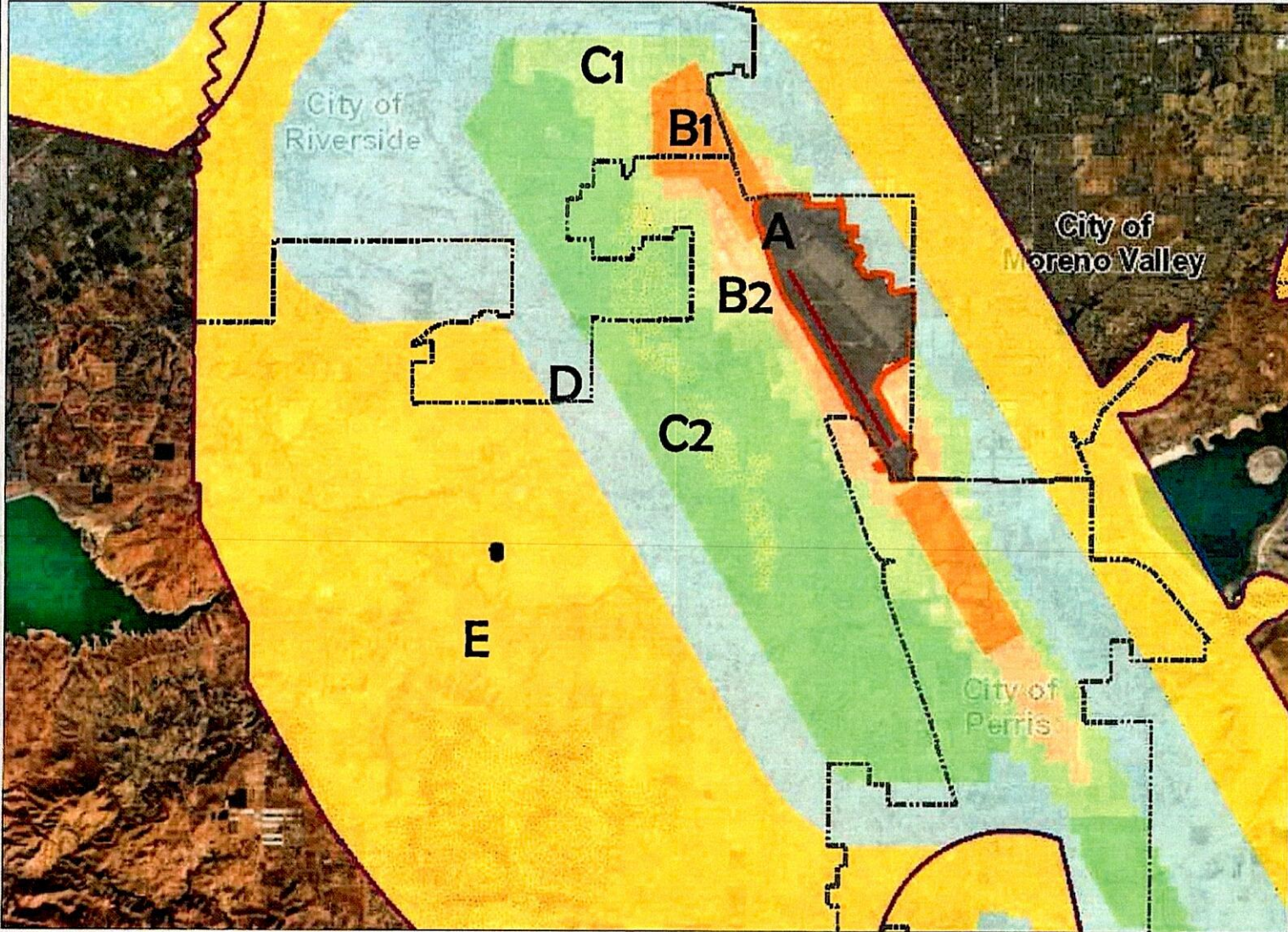
Base map source: County of Riverside 2013

Prepared by Maed & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT



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

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

0 12 24,629 Feet
314

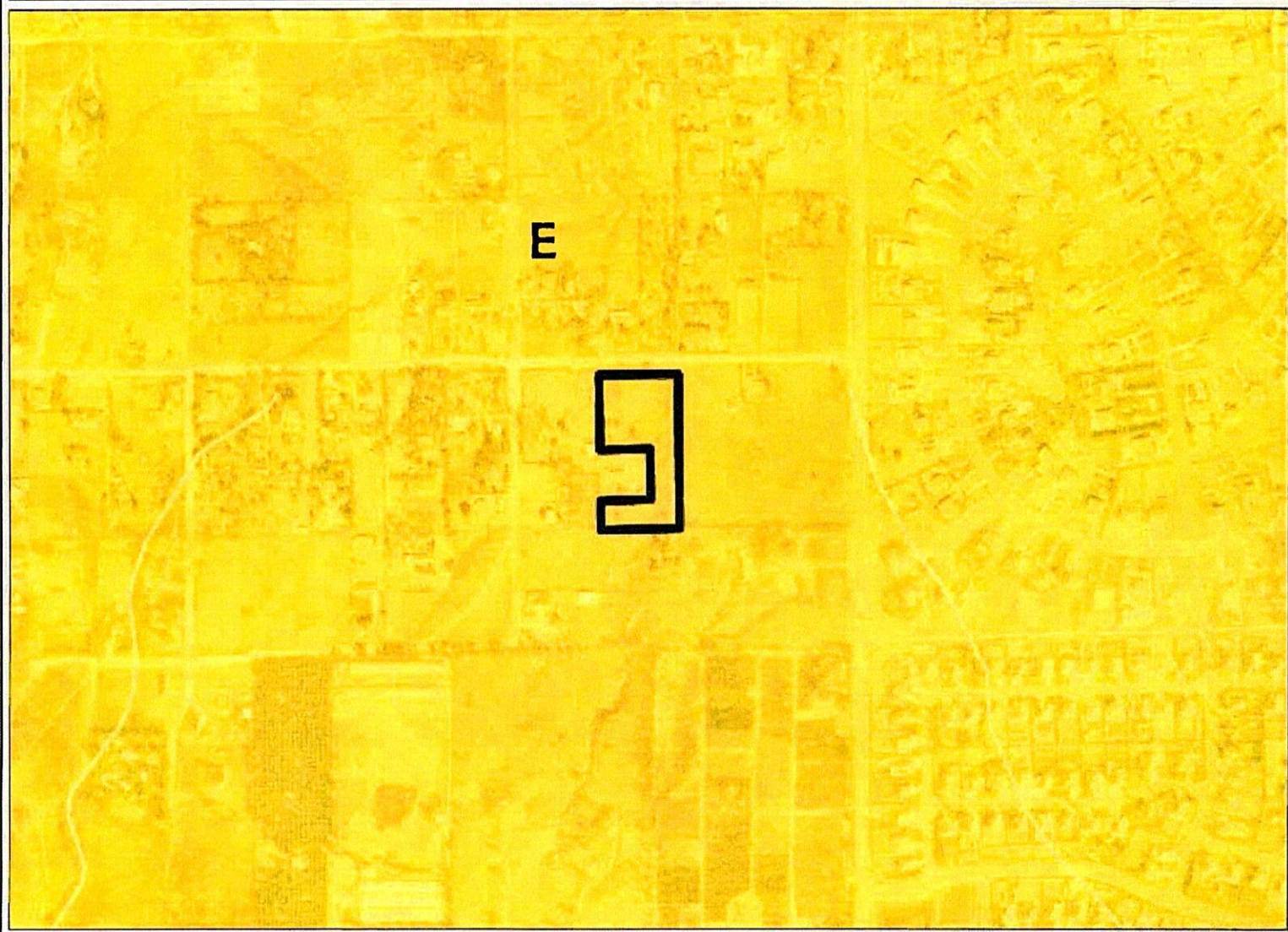
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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



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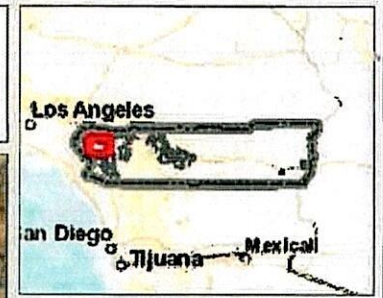
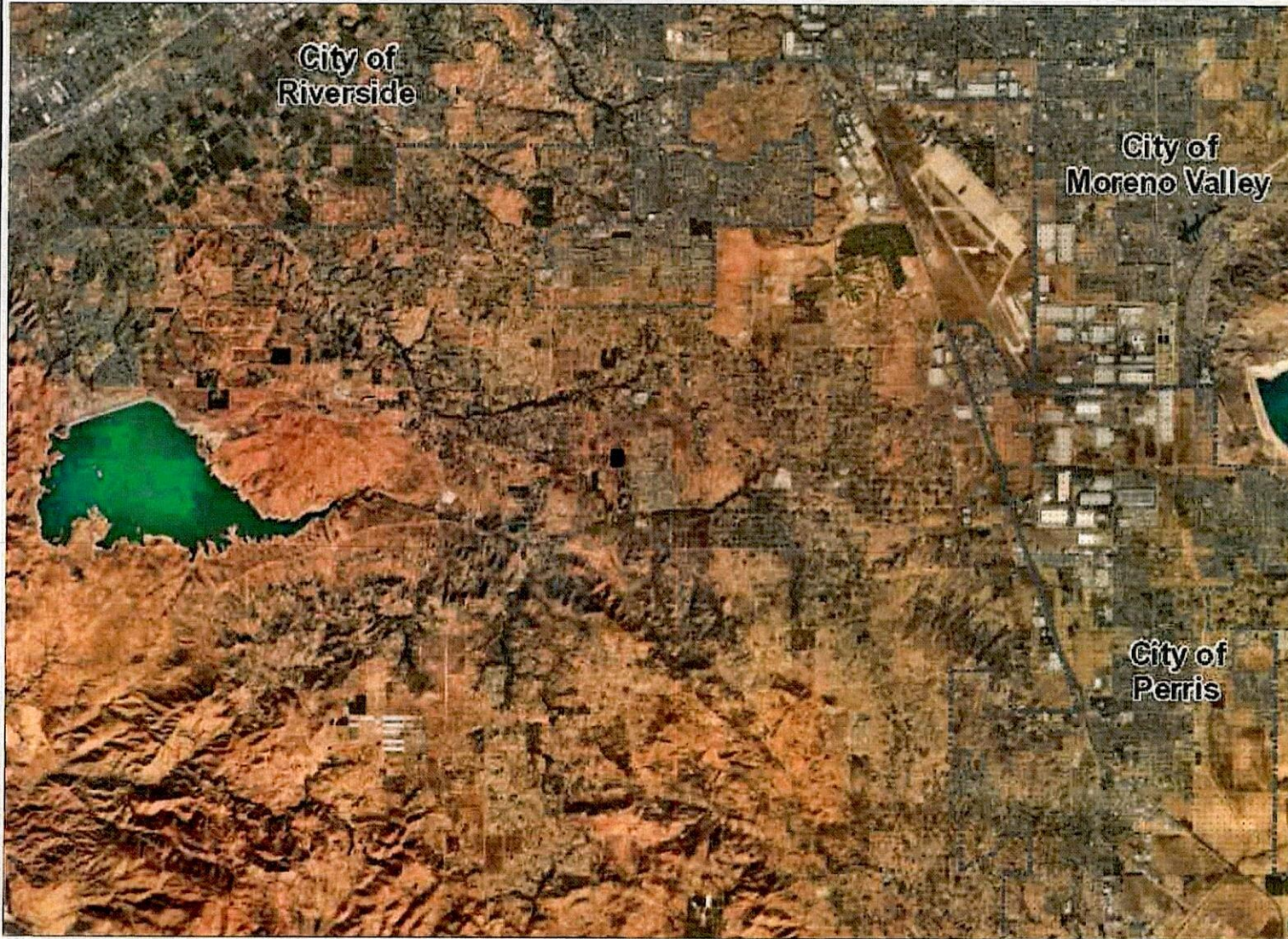


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Notes

Map My County Map



Legend

- City Areas
- World Street Map



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0 12 24,629 Feet
314

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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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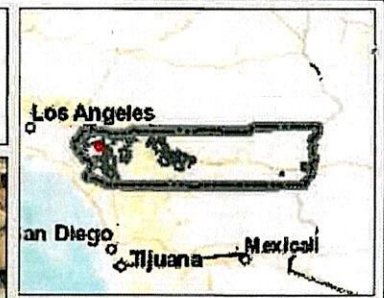
0 3 6,157 Feet
079

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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



0 770 1,539 Feet

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Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

- | | |
|---------------------------------------|-------------------------|
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Jose And Frank Inc

Contact Person: JOSE URENO E-Mail: _____

Mailing Address: 1531 W Trenton Pl, Anaheim, CA 92802
Street

City State ZIP

Daytime Phone No: (714)-745-3866 Fax No: () _____

Engineer/Representative Name: ACE ENGINEERING

Contact Person: GEORGE KYL E-Mail: A1WE@YAHOO.COM

Mailing Address: 4205 LEMON ST, RIVERSIDE CA 92501
Street

City State ZIP

Daytime Phone No: () 951-777-1312 Fax No: () 951-213-6232

Property Owner Name: Jose And Frank Inc

Contact Person: JOSE URENO E-Mail: _____

Mailing Address: 1531 W Trenton Pl, Anaheim, CA 92802

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Street

City

State

ZIP



Daytime Phone No: () 714-745-3866 Fax No: ()

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

	
_____ PRINTED NAME OF PROPERTY OWNER(S)	_____ SIGNATURE OF PROPERTY OWNER(S)
Frank Urena	
_____ PRINTED NAME OF PROPERTY OWNER(S)	_____ SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 321-080-014

Approximate Gross Acreage: 4.232

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of AVENUE "D", South of AVENUE "E", East of CEDAR ST, West of WOOD RC.

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 1 ACRE
Number of existing lots: 1 Number of proposed developable lots: 3
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

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

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

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

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

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

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: JOSE URENO

Address: 1531 W Trenton Pl, Anaheim, CA 92802

Phone number: 714-745-3866

Address of site (street name and number if available, and ZIP Code): 18747 Avenue D, Perris, CA 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-080-014

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

Regulatory Identification number: N/A

Date of list: N/A

Applicant: JOSE URENO Date 9/6/2019

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 6, 2020,

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

APN (s) or case numbers TPM37830 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

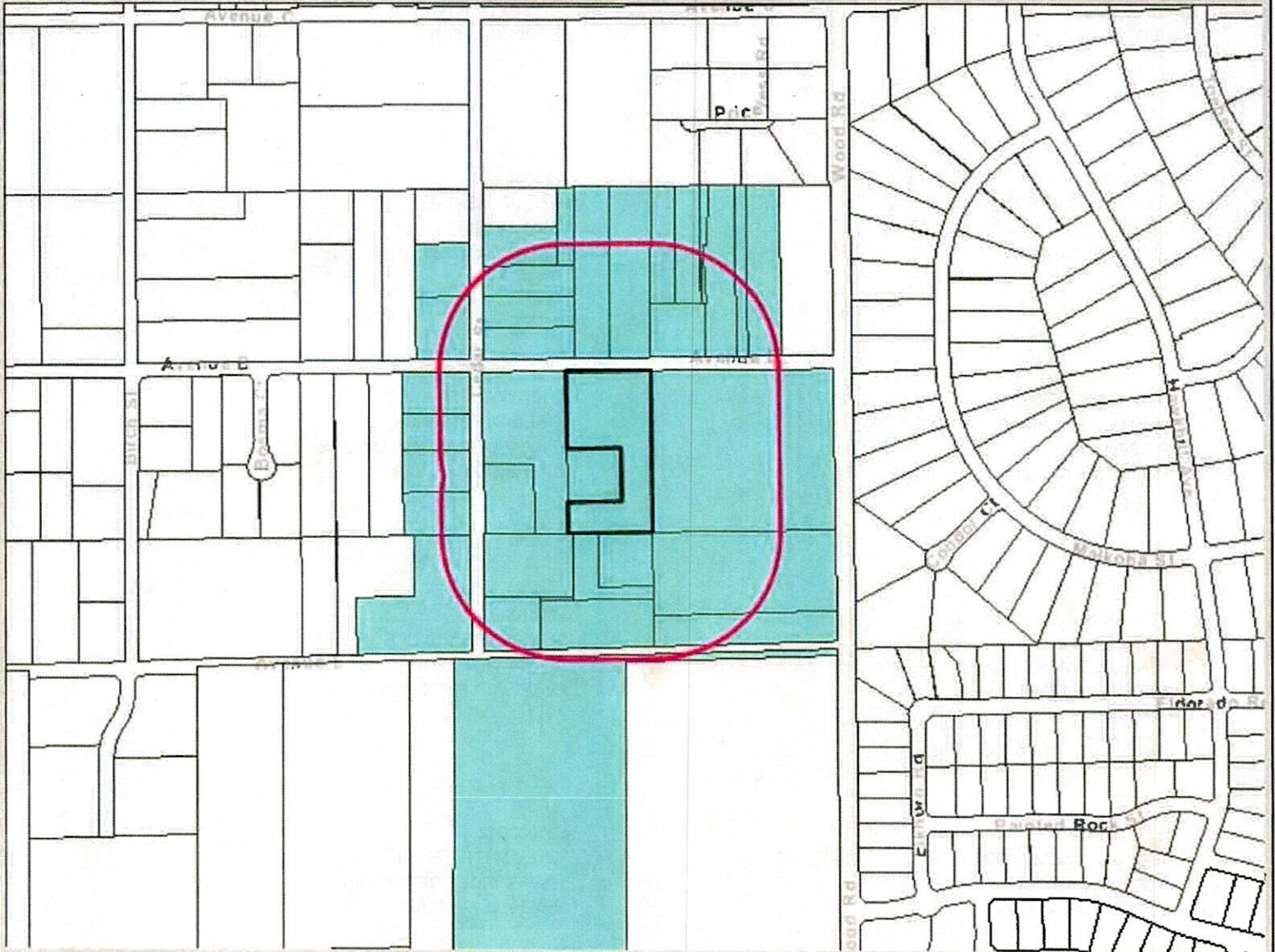
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TPM37830 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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321080015
MANUEL HERNANDEZ
18705 AVENUE D
PERRIS CA 92571

321080028
PHILLIP B. CASTELLANOS
18811 CEDAR ST
PERRIS CA 92570

321060017
JOEL L. THOMPSON
13510 E BUCKSKIN CT
WICHITA KS 67230

321070019
HECTOR MENDEZ
18860 AVENUE D
PERRIS CA 92570

321080029
JOHN W. MC LAURIN
PO BOX 1708
PLAINS MT 59859

321070003
LOREN D. PERKINS
17130 VAN BUREN BLV NO 58
RIVERSIDE CA 92504

321070004
JOHN A. HILL
18680 CEDAR ST
PERRIS CA 92570

321070007
CLINKINGBEARD DEBORAH D
18756 AVENUE D
PERRIS CA 92570

321070008
RAFAEL DIAZ MENDOZA
18810 AVENUE D
PERRIS CA 92570

321080012
WILLIAM R K FERRIL
18935 CIRCLE OF THE OAKS
NEWHALL CA 91321

321080016
SALVADOR COVARRUBIAS
18915 AVENUE D
PERRIS CA 92570

321080021
MICHELLE BRUNER
18544 GRANITE AVE
RIVERSIDE CA 92508

321080026
JAVIER MENDOZA FERNANDEZ
18791 CEDAR ST
PERRIS CA 92570

321070009
DOUGLAS A. TENNEY
18820 AVENUE D
PERRIS CA 92570

321070013
RAMON MERCADO
14724 TEXACO AVE
PARAMOUNT CA 90723

321080023
DARRYL BRENT CRAIG
983 OAKDALE ST
CORONA CA 92880

321070014
RAMON P. MERCADO
18930 AVENUE D
PERRIS CA 92570

321080019
DOROTHY MOORE LEBEAU
3940 DAWES ST # 60
RIVERSIDE CA 92503

321110019
T A PERRIS
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

321080020
KENNETH JOHNSTON
18783 AVENUE D
PERRIS CA 92570

321070006
RAMON DELGADILLO
18700 AVENUE D
PERRIS CA 92570

321080013
JOSE RODRIGUEZ GARCIA
5018 HUMBOLDT CT
RIVERSIDE CA 92507

321080038
TAYLOR FAMILY REVOCABLE LIVING TRUST
18870 CEDAR ST
PERRIS CA 92570

321080014
JOSE & FRANK INC
1531 W TRENTON PL
ANAHEIM CA 92802

321080027
KIRK NORMAN LEWIS
18801 CEDAR ST
PERRIS CA 92570

321070005
PENG PO CHEN
14155 BUSH AVE
RIVERSIDE CA 92508

321070002
CAROL WILSON
17 CURL DR
CORONA DEL MAR CA 92625

321080017
VERACRUZ INC
18300 AVENUE C
PERRIS CA 92570

321080030
DEBRA ANN DILLON
18980 CEDAR ST
PERRIS CA 92570

321060018
WILLIAM J. COLLING
18634 AVENUE D
PERRIS CA 92570

321070011
HARGUNWANT S. RANDHAWA
18840 AVENUE D
PERRIS CA 92570

321070016
ELMYRIA Y. JARNIGAN
26550 HEMPSTED CT
SUN CITY CA 92586

321070020
HECTOR GUADALUPE MENDEZ
18860 AVENUE D
PERRIS CA 92570

321080022
JESUS FELIX ORNELAS
6109 WALKER AVE
MAYWOOD CA 90270

321080025
HECTOR LEYVA
18781 CEDAR ST
PERRIS CA 92570

Applicant/Owner:
Jose and Frank Inc.
c/o Jose Ureno
1531 W Trenton Pl
Anaheim, CA 92802

Applicant/Owner:
Jose and Frank Inc.
c/o Jose Ureno
1531 W Trenton Pl
Anaheim, CA 92802

Engineer/Rep:
Ace Engineering
c/o George Kyl
4205 Lemon St
Riverside, CA 92501

Engineer/Rep:
Ace Engineering
c/o George Kyl
4205 Lemon St
Riverside, CA 92501

Owner:

Owner:

Non-County Agencies:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Tentative Parcel Map No. 37830

Project Location: The project is located north of Avenue E, east of Cedar Street, south of Avenue D, and west of Wood Road. (APN: 321-080-014)

Project Description: To allow a Schedule "H" subdivision of a 4 acre parcel into two (2) single family lots. The new parcels would be created to facilitate the construction of single-family residences on each parcel. No construction is proposed at this time. The minimum lot size would be 1.12 net acres and the maximum lot size would be 1.83 net acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jose Ureno

Exempt Status: (Check one)

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

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

Tentative Parcel Map No. 37830 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15315, Class 15, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria. The project would subdivide one parcel into two parcels. No construction is proposed at this time.

Gabriel Villalobos (951) 955-6184
County Contact Person Phone Number

Signature Contract Planner Title 9/2/2020 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: CFW200028

FOR COUNTY CLERK'S USE ONLY

