

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



ITEM: 1.3
(ID # 13907)

MEETING DATE:
Tuesday, November 17, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR DECISION TO APPROVE THE TENTATIVE PARCEL MAP NO 37188 – CEQA Exempt – Applicant: Joe Arico - Engineer/Rep: Landmark Surveys: Dan Gomez – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) – 12.79 Acres – Location: North of 13th Street, south of Apricot Avenue, and west of Gibson Avenue – Zoning: Residential Agricultural (R-A) - REQUEST: a Schedule “H” subdivision of 12.79 acres into four single-family residential lots with a minimum lot size of 2.89 gross acres and a maximum lot size of 3.73 gross acres – APN: 427-240-015. District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

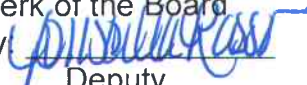
1. **RECEIVE AND FILE** the approval for the above referenced case acted on by the Planning Director on November 4, 2020.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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: November 17, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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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 12.79 acre parcel that currently sits partially vacant and is comprised of mostly raw land, in addition to, smaller structures including a mobile home, trailers, storage sheds and animal corrals. The Project proposes to subdivide the existing parcel into four (4) new parcels with the two smaller parcels both listed as 2.89 gross acres and the two larger parcels both listed as 3.73 gross acres. In addition to the four proposed lots, a private cul-de-sac and street will also be constructed and shall be located towards the center of the current parcel to provide access to the four proposed lots. The cul-de-sac and street, named "Arico Court", shall be 50 feet wide and shall extend approximately 452 feet from the intersection with 13th Street to provide access to the two northern parcels of the proposed subdivision. The elevation of the property is approximately 1,577 feet above sea level and the property is relatively flat with a slight slope downwards from the southeast towards the northwest with a grade of 5% or less.

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 Zone Classification.

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 12.79 acres into four parcels ranging in size from 2.89 gross acres to 3.73 gross acres. The project site exceeds the required lot size for the R-A zone as the smallest lots are

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

approximately 125,888 square feet. The lot width for all of the proposed lots are approximately 283 feet, and shortest lot depth is approximately 381 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 been 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 Foundation of Rural Community, and a land use designation of Low Density Residential (RC-LDR). The RC-LDR land use designation provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family residential lots and each lot would range in size from 2.89 gross acres to 3.73 gross acres. 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 wastewater 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 Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 37188 was submitted to the County of Riverside on March 20, 2018.

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 Planning Department and the Planning Director.

**Supplemental
Additional Fiscal Information**

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

ATTACHMENTS:

- A. TPM37188 Staff Report

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



Jason Farin, Principal Management Analyst 11/12/2020



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

PROPOSED PROJECT

Case Number(s): TPM37188
Environmental: Exempt – Section 15315
Area Plan: Lakeview/Nuevo
Zoning Area/District: Cajalco District
Supervisory District: Fifth District
Project Planner: Gabriel Villalobos
Project APN(s): 427-240-015

Applicant(s):
Joe Arico
Representative(s):
Dan Gomez


 John Hildebrand
 Interim TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37188 (TPM37188) is a Schedule “H” subdivision of 12.79 acres into four single-family residential lots with a minimum lot size of 2.89 gross acres and a maximum lot size of 3.73 gross acres (“Project”).

The project is located north of 13th Street, east of North Drive, south of Apricot Avenue, and west of Gibson Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37188, 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:	Low Density Residential (RC-LDR) (0.5 ac min.)

Surrounding General Plan Land Uses	
North:	Low Density Residential (RC-LDR) (0.5 ac min.)
East:	Low Density Residential (RC-LDR) (0.5 ac min.)
South:	Low Density Residential (RC-LDR) (0.5 ac min.)
West:	Low Density Residential (RC-LDR) (0.5 ac min.)
Existing Zoning Classification: Residential Agricultural (R-A)	
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use: Residential/Vacant	
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.79 acres	
Proposed Minimum Lot Size:	2.89 acres	0.5 acre
Total Proposed Number of Lots:	4 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/dwelling unit	2	2
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes - Low
Subsidence Area:	Yes - Susceptible

Fault Zone:	No
Fire Zone:	Yes – Very High/LRA
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”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics:

The Project site is a 12.79 acre parcel that currently sits partially vacant and is comprised of mostly raw land, in addition to, smaller structures including a mobile home, trailers, storage sheds and animal corrals. The Project proposes to subdivide the existing parcel into four (4) new parcels with the two smaller parcels both listed as 2.89 gross acres and the two larger parcels both listed as 3.73 gross acres. In addition to the four proposed lots, a private cul-de-sac and street will also be constructed and shall be located towards the center of the current parcel to provide access to the four proposed lots. The cul-de-sac and street, named “Arico Court”, shall be 50 feet wide and shall extend approximately 452 feet from the intersection with 13th Street to provide access to the two northern parcels of the proposed subdivision. The elevation of the property is approximately 1,577 feet above sea level and the property is relatively flat with a slight slope downwards from the southeast towards the northwest with a grade of 5% or less.

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 Zone Classification.

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 12.79 acres into four parcels ranging in size from 2.89 gross acres to 3.73 gross acres. The project site exceeds the required lot size for the R-A zone as the smallest lots are approximately 125,888 square feet. The lot width for all of the proposed lots are approximately 283 feet, and shortest lot depth is approximately 381 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 been 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 Foundation of Rural Community, and a land use designation of Low Density Residential (RC-LDR). The RC-LDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family residential lots and each lot would range in size from 2.89 gross acres to 3.73 gross acres. 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 Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 37188 was submitted to the County of Riverside on March 20, 2018.

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 within the unincorporated area of Nuevo which has an estimated population of 6,447 people per the available census data from 2010 and an estimated population density of 950 people per square mile. 2019 Census data is not available for the Nuevo area so the adjacent area is taken into consideration for this analysis. The City of Perris, which is located approximately 3.5 miles west of the project site, has a population size of 79,291 people per 2019 Census data and for the purposes of this staff report qualify the area as urbanized. The project also proposes a subdivision into four parcels, is in conformance with both the General Plan and zoning, has no variances or exceptions, has all services and access to the proposed parcels to local standards 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 – Low Density Residential (RC-LDR).
2. The project site has a Zoning Classification of Residential Agricultural (R-A), 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. 37188 is a proposal to subdivide 12.79 acres into four single-family residential 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 Low Density Residential (RC-LDR). The RC-LDR provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The RC-LDR land use has a density requirement of 2 units per acre (0.5 acre min.), the proposed subdivision exceeds that density which allows for further subdivisions down the line that would still meet the specified density requirement for this land use. 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 (R-A). One-family residences are permitted in the R-A 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 dimensioned on the Tentative Parcel Map exhibit, the location of the proposed 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 single-family residences. The proposed project will conform to the development standards of the R-A 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 13th Street 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 sufficient public street right-of-way along Arico Court to be conveyed for public use as a 50 foot full-width right-of-way and designated as a local road to be improved with 24-foot of acceptable aggregate base (0.33’ thick) on a 32-foot graded section. 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 shall obtain water services from the Nuevo Water Company per the Environmental Health Department.
 - 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 if sewer connections are not available. 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 (R-A). The minimum lot size for R-A Zone Classification is 20,000 square feet. The Project proposed to subdivide 12.79 acres into four parcels ranging in size from 2.89 gross acres to 3.73 gross acres. The minimum average lot width for the R-A Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's smallest lot width proposed is approximately 283 feet, and approximately 381 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 2.89 gross acres or approximately 125,888 square feet, with a minimum lot width of 283 feet and a minimum lot depth of 381 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 not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. 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 Local Responsibility Area ("LRA") and is also located within a very high hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from anyone 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.

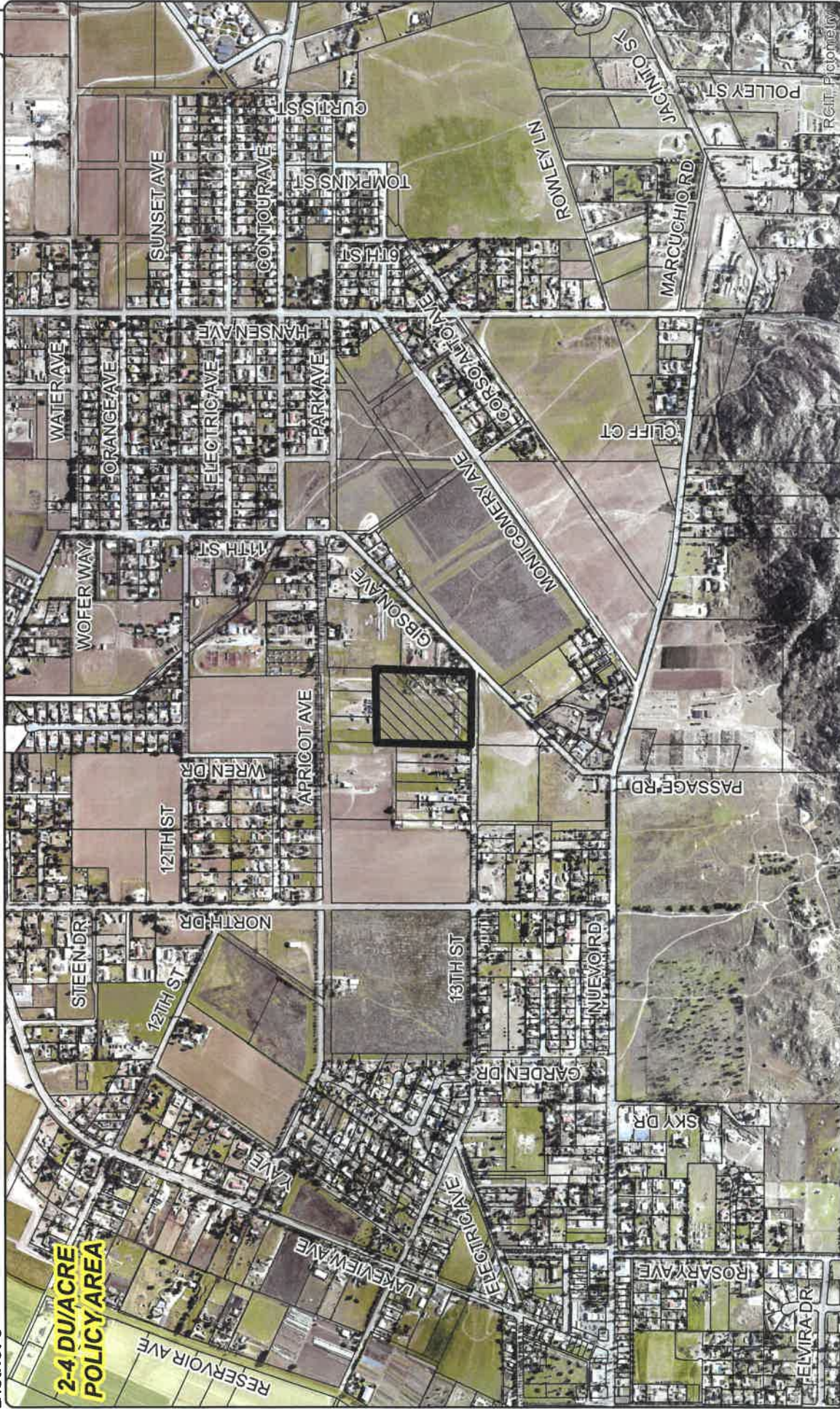
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37188

VICINITY/POLICY AREAS

Supervisor: Hewitt
District 5

Date Drawn: 09/18/2020
Vicinity Map



**2-4 DU/ACRE
POLICY AREA**

Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the County of Riverside Planning Department at (951) 945-2000, 900 West Orange Avenue, Orange, CA 92667, or visit the County website at www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37188

LAND USE

Supervisor: Hewitt
District 5

Date Drawn: 09/18/2020
Exhibit 1



Zoning Area: Nuevo

Author: Vinnie Nguyen

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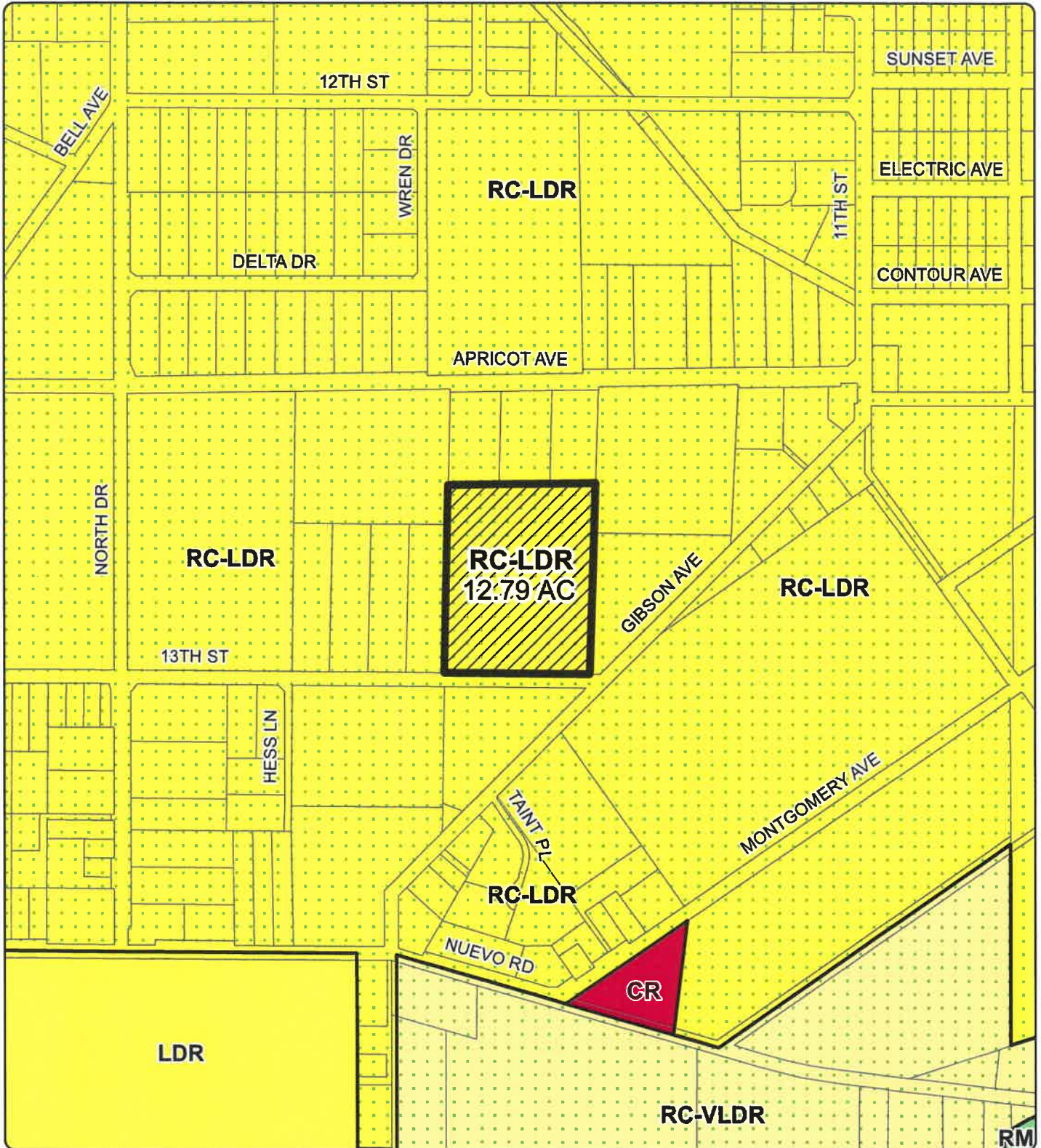
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37188

EXISTING GENERAL PLAN

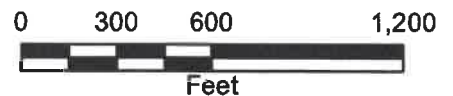
Supervisor: Hewitt
District 5

Date Drawn: 09/18/2020
Exhibit 5



Zoning Area: Nuevo

Author: Vinnie Nguyen



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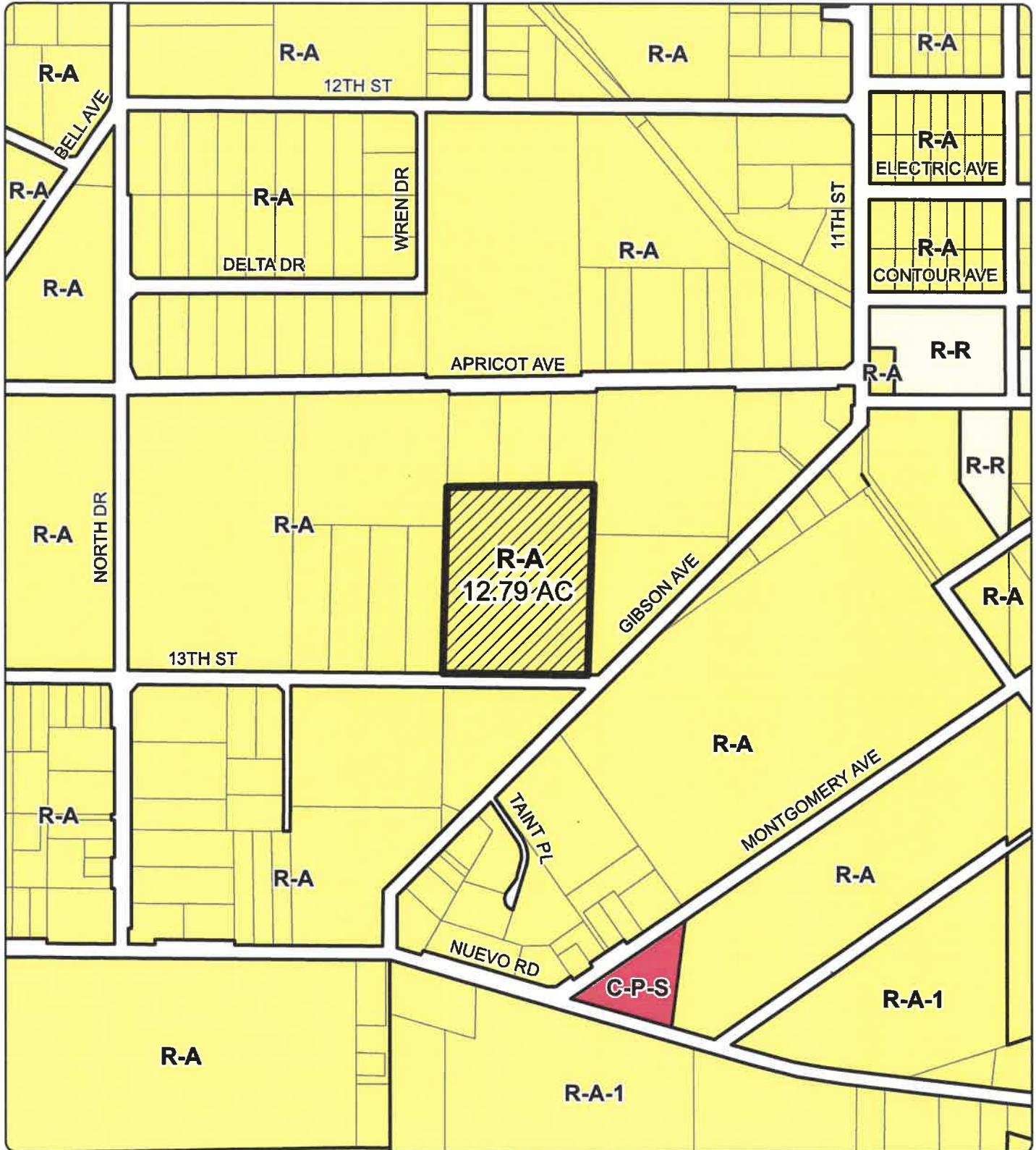
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37188

EXISTING ZONING

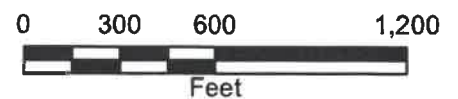
Supervisor: Hewitt
District 5

Date Drawn: 09/18/2020
Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



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

Juan C. Perez
Agency Director



11/04/20, 3:23 pm

TPM37188

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37188. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan TPM37188 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37188 (TPM37188) is Schedule "H" subdivision of 12.79 acres into four single-family residential lots with a minimum lot size of 2.89 gross acres and a maximum lot size of 3.73 gross acres ("Project").

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP
Tentative Parcel Map No. 37188, Amended No. 2, dated 9/19/18.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

- Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 **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 TPM37188 or its

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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 TPM37188, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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.

Transportation

Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>.

If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 DRAINAGE 1

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

Transportation. 3 DRAINAGE 2

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

Transportation. 4 STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q' s, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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50. Prior To Map Recordation

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 Lakeview/Nuevo Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 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 460, payment of the drainage fees shall be paid with cashier's check or money order only 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.

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

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

Survey

050 - Survey. 1 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

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

Arico Court (Proposed cul-de-sac) is designated as a LOCAL ROAD and shall be improved with 24 foot of acceptable Aggregate Base (0.33' thick) on a 32' graded section within a 50 foot full-width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 2 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

050 - Transportation. 3 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 4 INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline or as approved by the Transportation Planning and Development

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4 INTERSECTION/50' TANGENT (cont.) Not Satisfied
Review Division Engineer.

050 - Transportation. 5 R-0-W DEDICATION 1 Not Satisfied
Sufficient public street right-of-way along Arico Court (Proposed) shall be conveyed for public use to provide for a 50 foot full-width right-of-way per Standard No. 106, Section "B", Ordinance 461.

050 - Transportation. 6 STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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.

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
Tentative Parcel Map 37188 is located within the boundaries of the Lakeview/Nuevo 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 \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning-CUL

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 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. 2 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. 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 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 Surveys - 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 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.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. 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 Teresa Harness at tharness@rivco.org for instructions.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Surveys - EPD (cont.) Not Satisfied
Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - 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 issuance of a permit for rough grading, the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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 Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 HIGH (Hb) PALEO PONTENTIAL - PRIMP REQUIRED Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Hb) PALEO PONTENTIAL - PRIMP REQUIRED (cont. Not Satisfied

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the 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.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

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

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit.

More information can be found at the following website.
<http://rcflood.org/npdes/>

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED (cont.) Not Satisfied

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 facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

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

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

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

Prior to building permit issuance, the following must be submitted to DEH for review:
OWTS PLANS

The applicant must submit to DEH by the Professional of Record (individual or firm who is responsible for the soils percolation report) and drawn to an appropriate scale showing the location of all required detail as specified by the DEH Local Agency Management Program.

If grading is proposed, the applicant must show all required detail on scaled Precise Grading plans wet stamped and signed by the Professional of Record. Any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

FLOOR PLANS

A floor plan of all proposed structures showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

DEH SITE EVALUATION

DEH staff member must conduct a site evaluation to ensure adherence to all applicable Local and State regulations, Uniform Plumbing Code, as well as, DEH Local Agency Management Program. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that is a minimum of 15' below ground surface or extends at least 10 feet below the proposed leach line/seepage pit trench bottom, whichever is greater) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans (cont.) Not Satisfied
delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

SEWER CONNECTION UPON AVAILABILITY

Upon sewer availability, all structures containing plumbing must connect to sewer. Also, all existing septic system must be properly abandoned or removed under permit with DEH.

****Please note that further information may be required pending review of all requested items and based on specific project submittal.****

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 37188 is located within the boundaries of the Lakeview/Nuevo 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 \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Transportation

080 - Transportation. 1 LAKEVIEW/NUEVO FUNDING Not Satisfied

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

080 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.
<http://rcflood.org/npdes/>

080 - Transportation. 3 WRCOG TUMF Not Satisfied

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

Waste Resources

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Parcel: 427240015

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied

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

Waste Resources

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

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP)

Plan: TPM37188

Parcel: 427240015

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.) Not Satisfied
shall be presented by the project proponent to the Planning Division of the Riverside County
Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and
Construction and Demolition (C&D) materials recycled.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Street

City

State

ZIP

Daytime Phone No: (310) 200 2625 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.)

Joe Arico

PRINTED NAME OF PROPERTY OWNER(S)

Barbara Arico

PRINTED NAME OF PROPERTY OWNER(S)

Joseph Arico

SIGNATURE OF PROPERTY OWNER(S)

Barbara Arico

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): 427 240 015

Approximate Gross Acreage: 13.25

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of 13TH ST, South of Apricot Ave, East of North Dr, West of Gibson Ave.

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: _____
Number of existing lots: 1 Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: _____ dwelling units per acre.
LOT A, LOT B, LOT C, LOT D

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

If yes, provide Application No(s). PM 29922
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Joe Arico

Address: 27271 Eastvale Rd

Phone number: 310 200-2625

Address of site (street name and number if available, and ZIP Code): 30450 13th St

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 427 240 015

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

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

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

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

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

TENATIVE PARCEL MAP NO 37188 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Joe Arico – Engineer/Representative: Landmark Surveys: Dan Gomez – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – 12.79 Acres – Location: Northerly of 13th Street, southerly of Apricot Avenue, and westerly of Gibson Avenue – Zoning: Residential Agricultural (R-A). A schedule “H” subdivision of 12.79 acres into four (4) single-family residential lots with a minimum lot size of 2.89 gross acres and a maximum lot size of 3.73 gross acres. APN: 427-240-015.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on October 16, 2020**.

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

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after October 16, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 17, 2020,

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

APN (s) or case numbers TPM37188 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

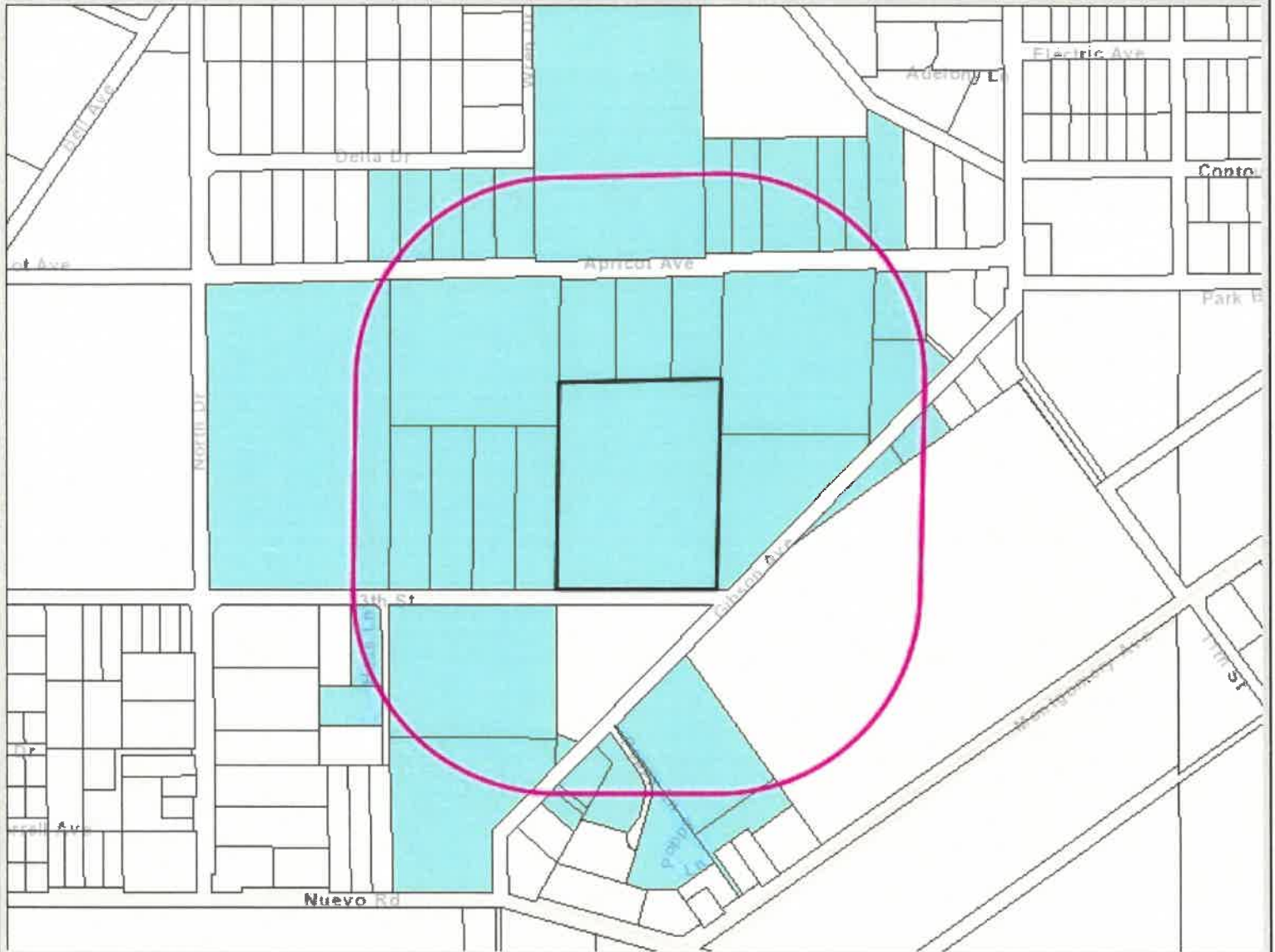
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM37188 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

752

1,505 Feet

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

REPORT PRINTED ON... 9/17/2020 4:53:49 PM

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427240007
IGNACIO MOLINAR
30801 APRICOT AVE
NUEVO CA 92567

427240002
JEFFREY D. CARPENTER
44818 FROGS LEAP
TEMECULA CA 92592

427240008
ROBERT BRYAN FAJARDO
30612 DELTA DR
NUEVO CA 92567

427290005
JESSE M. RASSO
30890 APRICOT AVE
NUEVO CA 92567

427120005
BARNEY A. FRANK
PO BOX 463
MENIFEE CA 92586

427240003
ALVAREZ A. LECENSE
30520 13TH ST
NUEVO CA 92567

427250024
SUSAN BELTRAN
30513 DELTA DR
NUEVO CA 92567

427240011
CYNTHIA D. BROWN
30825 GIBSON AVE
NUEVO CA 92567

427240012
R L. GRAVES
3140 DOUGLAS DR
LAKE HAVASU CITY AZ 86404

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

427030056
SWEENEY FAMILY TRUST DATED 06/30/2005
629 15TH ST
MANHATTAN BCH CA 90266

427050060
PABLO ALVAREZ
21945 HESS LN
NUEVO CA 92567

427120018
MARIA D. PEREZ
21940 GIBSON AVE
NUEVO CA 92567

427120023
BAMBI BARNES
30746 MONTGOMERY AVE
NUEVO CA 92567

427120002
GUADALUPE GUILLEN
21660 GIBSON AVE
NUEVO CA 92567

427240004
HOLGUIN DANIEL A TRUST DATED 5/17/2018
30550 13TH ST
NUEVO CA 92567

427240005
CARLA J. STONE
225 16TH ST
SEAL BEACH CA 90740

427240001
WILLIAM T. WADDLE
4322 CRESCENT AVE
CYPRESS CA 90630

427250027
ARTURO PEREZ
30659 DELTA AVE
NUEVO CA 92567

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

427290026
JOSEPH GUY VACHON
30828 APRICOT AVE
NUEVO CA 92567

427290028
VACHON JOSEPH GUY TRUST
30828 APRICOT AVE
NUEVO CA 92567

427240018
SABAH Y. MIKHAEEL
2842 WILDWIND DR
EL CAJON CA 92019

427240019
GABRIEL HUIZAR
21735 JUNIPER FLATS RD
NUEVO CA 92567

427250026
GARY L. GRIER
30617 DELTA DR
NUEVO CA 92567

427050018
LEOBARDO SANDOVAL
21901 GIBSON AVE
NUEVO CA 92567

427290006
MILLS JUDITH ESTATE OF
102 KINDLIN WAY
TAYLORS SC 29687

427120003
NUEVO PARTNERS
19102 92ND AVE
EDMONDS WA 98020

427250025
DAVE MORENO
30567 DELTA DR
NUEVO CA 92567

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

427120008
SALVADOR GUTIERREZ
21940 GIBSON AVE
NUEVO CA 92567

427120032
HARVEY DALE RATLIFF
P O BOX 576
NUEVO CA 92567

427050016
JAIME PALACIOS
30422 NUEVO RD
NUEVO CA 92567

427120017
MARIO ALFONSO VEGA
14165 WOODPARK DR
MORENO VALLEY CA 92553

427120028
JOSE ARROYO
345 S 50 EAST
BURLEY ID 83318

427050015
DAVID SAMAK
P O BOX 3777
FULLERTON CA 92834

427050059
JOHN WORTH BEATTY
30425 13TH ST
NUEVO CA 92567

427240015
ROBERT W. ALLEN
P O BOX 552
NUEVO CA 92567

427250028
CATHERINE B. MASTERS
30689 DELTA DR
NUEVO CA 92567

427290024
MERLE JAGER
15860 BENT TREE RD
POWAY CA 92064

Applicant/Owner:

Joe Arico
27271 Eastvale road
Palos Verdes Peninsula, CA 90274

Non-County Agencies:

Applicant/Owner:

Joe Arico
27271 Eastvale road
Palos Verdes Peninsula, CA 90274

Engineer/Rep:

Dan Gomez
14586 Choke Cherry Drive
Victorville, CA 92392

Engineer/Rep:

Dan Gomez
14586 Choke Cherry Drive
Victorville, CA 92392

Owner:

Same as Applicant

Owner:

Same as Applicant



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. 37188

Project Location: The project is located north of 13th Street, east of North Drive, south of Apricot Avenue, and west of Gibson Avenue. (APN: 427-240-015)

Project Description: Tentative Parcel Map No. 37188 (TPM37188) is a Schedule "H" subdivision of 12.79 acres into four single-family residential lots with a minimum lot size of 2.89 gross acres and a maximum lot size of 3.73 gross acres ("Project").

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Joe Arico

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 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 within the unincorporated area of Nuevo which has an estimated population of 6,447 people per the available census data from 2010 and an estimated population density of 950 people per square mile. 2019 Census data is not available for the Nuevo area so the adjacent area is taken into consideration for this analysis. The City of Perris, which is located approximately 3.5 miles west of the project site, has a population size of 79,291 people per 2019 Census data and for the purposes of this staff report qualify the area as urbanized. The project also proposes a subdivision into four parcels, is in conformance with both the General Plan and zoning, has no variances or exceptions, has all services and access to the proposed parcels to local standards 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.

Gabriel Villalobos
County Contact Person

(951) 955-6184
Phone Number

Signature

Contract Planner
Title

11/4/2020
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