

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



ITEM: 1.2
(ID # 13968)

MEETING DATE:
Tuesday, December 15, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR DECISION TO APPROVE THE TENTATIVE PARCEL MAP NO 36927 – Applicant: Inland Valley Surveying, Inc. – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) – 4.32 Acres – Location: North of Central Avenue, south of Nuevo Road, east of Rosary Avenue, and west of Sky Drive – Zoning: Residential Agriculture (R-A) - REQUEST: Tentative Parcel Map No. 36927 is a Schedule “H” subdivision map to subdivide a 4.49 gross acres parcel into four single-family residential parcels. The minimum proposed parcel size is 1.0 gross acres and the maximum proposed parcel size is 1.20 gross acres – APN(s): 309-130-005. District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

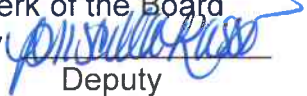
1. **RECEIVE AND FILE** the approval for the above referenced case acted on by the Interim Planning Director on November 23, 2020.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries 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: December 15, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By 
Deputy

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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 4.49 gross acre parcel that is currently improved with an approximate 1,075 square foot primary residence, and a 1,000 square foot second unit that will remain on a 43,560 square foot parcel once subdivided (Parcel 1). The site also includes a detached garage and two accessory structures (shed). The existing residence was constructed in 1942 and the site has continuously been used for residential purposes since 1942. Ordinance No. 348, Article Vb, Section 6.50 list one-family dwellings as a permitted use. Ordinance No. 348, Article XVIII, Section 18.18 allows second units, subject to the standards of this section. The existing (permitted) structures, although classified as legal, because it was built in 1942 before the County of Riverside established permits in 1972, therefore the existing residence would meet the current applicable development standards and are allowed to remain.

The Tentative Parcel Map is approximately 600 feet south of the intersection of Rosary Avenue and Nuevo Road within the unincorporated Riverside County, an approximately 5 miles west of the City of San Jacinto. The project proposed to subdivide the existing 4.49-acre parcel into four parcels ranging in size from 43,560 square feet (Parcel 1) to 52,169 square feet (Parcel 3). Parcel 1 (43,560 square feet) and Parcel 2 (44,909 square feet) are proposed to be orientated towards Rosary Avenue with front property line frontage of 134 feet and 110 feet respectively. The project would provide a 30-foot right-of-way dedication that would facilitate the widening of Rosary Avenue to 60 feet, east of centerline. Parcel 3 (52,169 square feet) and Parcel 4 (44,479 square feet) would be orientated off a newly created extension cul-de-sac off the existing Valley View Drive. The project would provide a 60-foot right-of-way dedication for Valley View Drive with a 48-foot radius dedicated for the cul-de-sac. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and vacant land.

Zoning/Development Standards

No construction is proposed as part of the project. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the

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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 feet. The Project proposed to subdivide 4.49 acres (195,584 square feet) into four parcels ranging in size from 43,560 square feet (1.00 acres) to 52,169 (1.2 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 shortest lot width proposed is approximately 110 feet, and shortest lot depth of approximately 160 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 110 feet to 134 feet, and lot depths ranging from approximately 160 feet to 350 feet, which is generally results in a lot depth 1.99 to 3.18 times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has 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 provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family residential lots. Each lot support one primary one-dwelling unit and would range in size from 43,560 square feet (1.00) to 52,169 square feet (1.2 acres), thus within the density range for the RC-LDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will provide adequate septic capacity on each lot for each one-family residential

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use as demonstrated in the submitted Percolation Investigation performed by AM/PAC and Associates, Inc. prepared on December 21, 2015. Each residence will be served by Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 36927 was submitted to the County of Riverside on April 5, 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. TPM36927 Staff Report



Jason Farin, Principal Management Analyst 12/9/2020



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No. _____

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 36927	Applicant: Inland Valley Surveying, INC.
CEQA Exempt	Section 15315	
Area Plan:	Lakeview/Nuevo	Owner: Alejandro Lopez
Zoning Area/District:	Nuevo Area	
Supervisory District:	Fifth District	
Project Planner:	Dionne Harris	
Project APN:	309-130-005	

John Hildebrand

 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 36927 is a Schedule "H" subdivision map to subdivide a 4.49 gross acres parcel into four single-family residential parcels. The minimum proposed parcel size is 1.0 gross acres and the maximum proposed parcel size is 1.20 gross acres.

The site is located at the north of Central Avenue, east of Rosary Avenue, west of Sky Drive and south of Nuevo Road. The site takes access from two streets: directly off Rosary Avenue along the west property line, and from Valley View Drive from the north.

The existing site is currently improved with a primary residence, second dwelling unit, detached garage, and two shed buildings that are located in the northwest portion of the subject parcel, along Rosary Avenue. The site is approximately 600 feet south of the intersection of Rosary Avenue and Nuevo Road, an approximately 2.77 miles west of the City of Perris.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE Tentative Parcel Map No. 36927, subject to the attached 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 (RC)
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Existing General Plan Land Use Designation:	Low Density Residential (LDR)
Surrounding General Plan Land Uses	
North:	Low Density Residential (LDR)
East:	Low Density Residential (LDR)
South:	Low Density Residential (LDR)
West:	Low Density Residential (LDR)
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:	One-family Residential (with second unit)
Surrounding Uses	
North:	One-family Residential
South:	One-family Residential
East:	One-family Residential
West:	One-family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.49 gross 4.32 net	One gross acre per parcel
Existing Building Area (SQFT):	Approx. 1,075 square feet (Primary) Approx 1,000 square feet (Second)	N/A
Proposed Minimum Lot Size:	1 acre	1 acre
Total Proposed Number of Lots:	1	4
Map Schedule:	"H"	

Located Within:

City's Sphere of Influence:	Not in a Sphere of Influence
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146 – Lighting, Library
Special Flood Hazard Zone:	Outside Floodplain
Agricultural Preserve:	No

Liquefaction Area:	Yes – Low Susceptibility
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Project Timeline

The Tentative Parcel Map No. 36927 was submitted to the County of Riverside for formal review of the proposed subdivision on April 5, 2018 on APN: 309-130-005. The project proposes to subdivide the existing 4.49 acre parcel into four parcels ranging in size from 43,560 square feet (Parcel 1) to 52,169 square feet (Parcel 3). On May 17, 2018, Tentative Parcel Map No. 36927 was reviewed for the first time by the Development Advisory Committee (DAC). Corrections and comments were related to but not limited to grading, water and sewer services, and exhibits.

The owner/applicant added additional representation and resubmitted the Tentative Parcel Map No. 36927 on October 25, 2019. On November 29, 2018, Tentative Parcel Map No. 36927 the project was reviewed and set for internal review by the (DAC). Corrections and comments related to but not limited to the water and sewer services and exhibits. On October 28, 2019, the Tentative Parcel Map No. 36927 has obtained all clearances from the applicable departments and are ready to move forward to a hearing

Site Characteristics

The project site is a 4.49 gross acre parcel that is currently improved with an approximate 1,075 square foot primary residence, and a 1,000 square foot second unit that will remain on a 43,560 square foot parcel once subdivided (Parcel 1). The site also includes a detached garage and two accessory structures (shed). The existing residence was constructed in 1942 and the site has continuously been used for residential purposes since 1942. Ordinance No. 348, Article V, Section 6.50 list one-family dwellings as a permitted use. Ordinance No. 348, Article XVIII, Section 18.18 allows second units, subject to the standards of this section. The existing (permitted) structures, although classified as legal, because it was built in 1942 before the County of Riverside established permits in 1972, therefore the existing residence would meet the current applicable development standards, and are allowed to remain.

The Tentative Parcel Map is approximately 600 feet south of the intersection of Rosary Avenue and Nuevo Road within the unincorporated Riverside County, an approximately 5 miles west of the City of San Jacinto. The project proposed to subdivide the existing 4.49 acre parcel into four parcels ranging in size from 43,560 square feet (Parcel 1) to 52,169 square feet (Parcel 3). Parcel 1 (43,560 square feet) and Parcel 2 (44,909 square feet) are proposed to be orientated towards Rosary Avenue with front property line frontage of 134 feet and 110 feet respectively. The project would provide a 30-foot right-of-way dedication that would facilitate the widening of Rosary Avenue to 60 feet, east of centerline. Parcel 3 (52,169 square feet) and Parcel 4 (44,479 square feet) would be orientated off a newly created extension cul-de-sac off the existing Valley View Drive. The project would provide a 60-foot right-of-way dedication for Valley View Drive with a 48-foot radius dedicated for the cul-de-sac. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and vacant land.

Zoning/Development Standards

No construction is proposed as part of the project. 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 feet. The Project proposed to subdivide 4.49 acres (195,584 square feet) into four parcels ranging in size from 43,560 square feet (1.00 acres) to 52,169 (1.2 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 shortest lot width proposed is approximately 110 feet, and shortest lot depth of approximately 160 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 110 feet to 134 feet, and lot depths ranging from approximately 160 feet to

350 feet, which is generally results in a lot depth 1.99 to 3.18 times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

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

Assembly Bill 52

During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on May 21, 2018. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

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 provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family residential lots. Each lot support one primary one-dwelling unit and would range in size from 43,560 square feet (1.00) to 52,169 square feet (1.2 acres), thus within the density range for the RC-LDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will provide adequate septic capacity on each lot for each one-family residential use as demonstrated in the submitted Percolation Investigation performed by AM/PAC and Associates, Inc. prepared on December 21, 2015. Each residence will be served by Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

The proposed subdivision is a lot split on a parcel that has a zoning classification of Residential Agricultural (R-A) and currently a vacant lot. The subdivision will create four legal parcels which will meet the Residential Agricultural (R-A) development standards of Zoning Ordinance No. 348 and allowable land uses as noted in the Rural Community: Low Density Residential (RC: LDR) land use designation in the Lakeview/Nuevo Area Plan. There is no grading proposed at this time. The proposed project is consistent with the General Plan and Zoning Ordinance No. 348. No variances or exceptions

would be required. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is relatively flat. Staff has determined that the proposed subdivision meets the requirements of Section 15315.

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

- a. The project site is located approximately 2 miles of the intersection of Nuevo Road and Dunlap Drive, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Perris. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Perris, which has a density of 2,467 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria.
- b. The project site must be zoned residential, commercial or industrial. The subject is located within the R-A zone classification that allows for single-family dwelling units as a permitted by right use.
- c. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 4.49 acre size into four parcels ranging from one acre to 1.2 acres, intended for development of single-family dwelling units.
- d. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community: Low Density Residential (RC: LDR), with a half-acre minimum. The zoning classification is Residential Agricultural (R-A), which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria.
- e. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.
- f. All services and access must be available to the project site. The project site will take direct access from Nuevo Road and Rosary Avenue. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
- g. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.
- h. The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest

point in the northwest corner of the parcel having an elevation of 1,529 feet, and a maximum elevation in the southeast corner of the parcel of 1,563 feet.

FINDINGS AND CONCLUSIONS

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

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.**
 - a. **General Plan.** The subject site is approximately 4.49 gross acres and has a General Plan Foundation Component of Rural Community, and a land use designation of Low Density Residential (RC-LDR). 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 one (1) dwelling unit per acre to two (2) dwellings units per acre. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family parcels. The subdivision would create four parcels ranging in size from 43,560 square feet (1 acre) to 52,169 square feet (1.2 acres), thus within the density range for the RC-LDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will have access to a public road and provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the submitted Percolation Investigation performed by AM/PAC and Associates, Inc. In addition, each single-family parcel will be served by the Nuevo Water Company. Therefore, the proposed map is consistent with General Plan.
 - b. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.
 - c. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).
 - i. Subdivision Map Act. The proposed map was prepared by Miguel A. Villasenor, California Licensed Land Surveyor (P.L.S 8509), under the guidelines of the Subdivision Map Act.

Entitlement Findings:

1. **Riverside County Ordinance No. 348 and 460 – Tentative Parcel Map No. 36927 proposed to subdivided approximately 4.49 gross acres into four parcels and will comply with the development standards of Ordinance No. 348, specifically the R-A zoning classification based on the following:**
 - i. The design of the tentative parcel map is in compliance with the development standards of the R-A zoning classification:
 - a. The existing Zoning Classification for the subject site is Residential Agriculture, (R-A). One-family residence 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, with minimum lot width of 100 feet, minimum lot depth of

150 feet, minimum 20 foot front yard setback, and a building height of 40 feet. As proposed, the minimum average depth of each parcels is 283.16 feet and each lot has a width of a minimum 109 feet, except for Parcel 4, which has a frontage off 85.77 feet, Pursuant to Ordinance No. 460, Section 3.8.I, "the minimum lot frontage on a knuckle or Cul-de-sac shall be 35 feet measured along the property line unless otherwise specified in the development standards of the zoning classification". Parcel 4, the largest width is 244 feet. Although footprints of the proposed one-family residential structures are not provided on the Tentative Parcel Map exhibit, the location of possible building pads on the exhibit indicate that the required setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the plan check/permitting stage of the four 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. and Ordinance No. 460.

ii. Tentative Parcel Map No. 36927 will comply with Ordinance 460 based on the following:

- a. The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 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. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan.

2. The site of the proposed land division is physically suitable for the type and density of development. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Rosary Avenue and Valley View Drive and has no environmental constraints, that prohibits the proposed residential development and has been found to be CEQA Exempt. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.

3. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The project site is not located in a Fire Hazard Zone or a Fire Responsibility Area, or a Fault Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Rosary Avenue or Valley View Drive. Therefore, the project and the required improvements will not be likely to cause serious public health problems.

4. ***The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances, 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. In addition, the project was evaluated for consistency with the Western Riverside County Multiple Species Habitat Conservation Plan and found to be meet the requirement of the plan.
5. ***As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.***

Tentative Parcel Map No. 36927 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:

- a. **Streets and Street Improvements** - The project will be required to provide at a minimum on Rosary Avenue and Valley View Drive, along project boundary, 24 feet of acceptable aggregate (.33') base on a 32 foot graded section within a 60 foot full width dedicated right of way. The proposed cul-de-sac at the Terminus of Valley View Drive (Parcel 3 & 4) shall be designed and constructed in conformance with Standard No. 800 of Ordinance No. 461. 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. (50. Trans. AGGREGATE/32' GRADED).
- b. **Domestic Water** - The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Nuevo Water Company per SAN 53 dated March 28, 2018. A Phase 2 Environmental Site Assessment, prepared by Rincon Consultants, Inc. states that the Nuevo Water Company has agreed in writing to furnish domestic water to each and every lot within this subdivision. With this condition of approval and the provisions of Ordinance No. 460, Section 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. 787, and Riverside County Fire Development Standards. 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 Utilities.** - 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. 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.

6. ***The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.*** The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.

7. ***The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of R-A.*** The minimum lot size for R-A Zone is 20,000 square feet. The Project proposed to subdivide 4.49 acres (195,584 square feet) into four parcels ranging in size from 43,560 square feet (1.00 acres) to 52,169 (1.20 acres). The minimum average lot width for the R-A Zone Classification is 100, and the minimum average lot depth is 150 feet. The project's smallest lot width proposed is approximately 109 feet, and approximately 283.16 feet in lot depth. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 85 feet to 244 feet, and lot depths ranging from approximately 160 feet to 350 feet, which is generally results in a lot depth 1.99 to 3.22 times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

General Public Health & Welfare

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

Other Findings:

1. The project site is located not within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.

2. The project site is located within the City of Perris Sphere of Influence. This project was provided to City of Perris for review and comment July 11, 2019. No comments were received either in favor or opposition of the project.
3. AB 52 – During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on May 21, 2018. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project does not propose any construction and therefore would not conflict with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection designee must be notified of applications for building permits, tentative parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department along 10th Street.

- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Rosary Avenue and Valley View Drive. Adequate accessibility to the Project site will be available for all emergency service vehicles.

Conclusion:

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 from anyone indicating support or opposition to the proposed project.

APPEAL INFORMATION

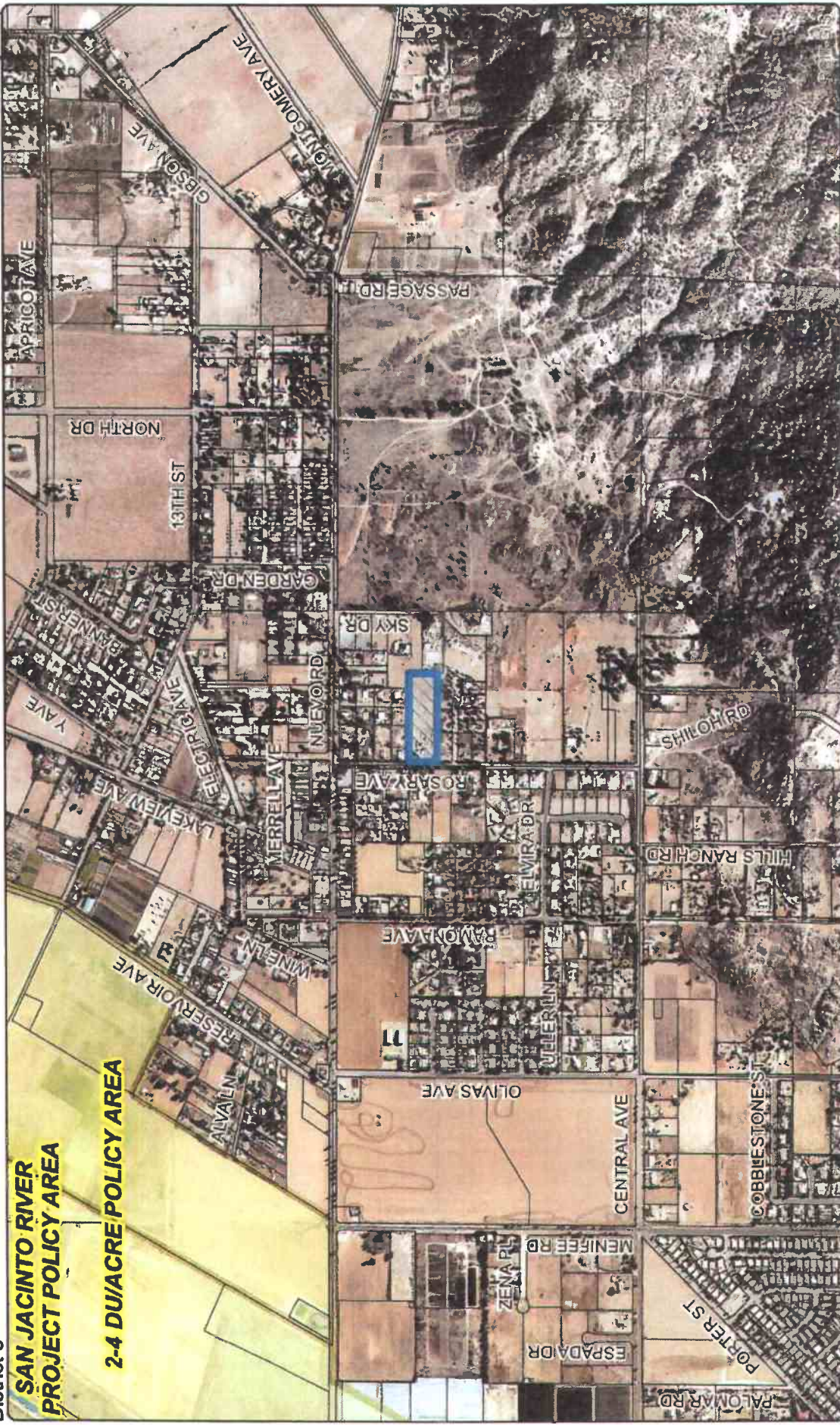
The Planning Director's decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning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

RIVERSIDE COUNTY PLANNING DEPARTMENT TPM36927

Supervisor: Hewitt
District 5

Date Drawn: 01/28/2019
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. The General Plan is subject to change and is not a contract. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Planning County) or in Palm Desert at (760)922-3277 (Planning County) or Website: <http://www.riversideca.gov>

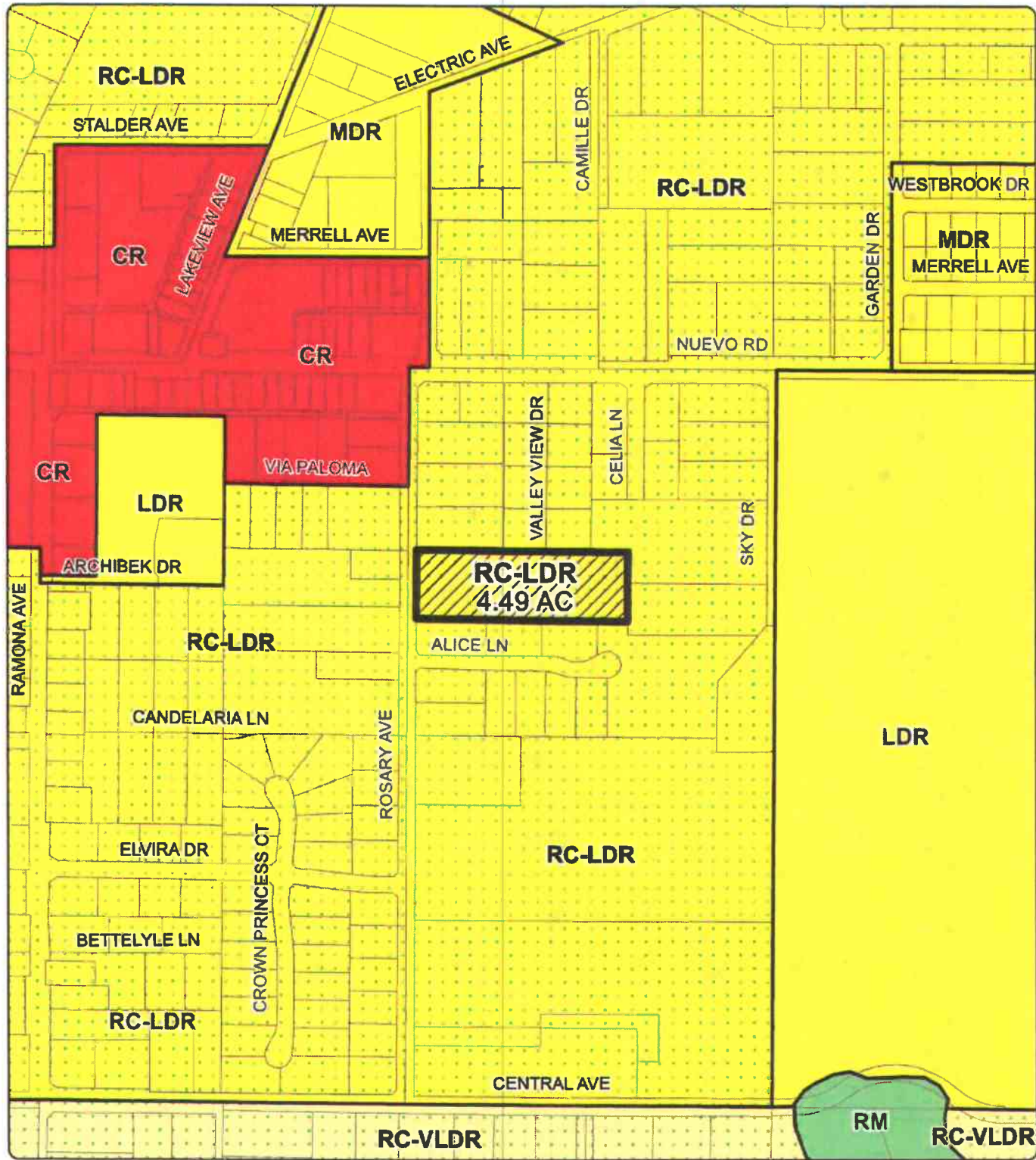
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM36927

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 01/28/2019
Exhibit 5



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 Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.colusa.ca.gov>

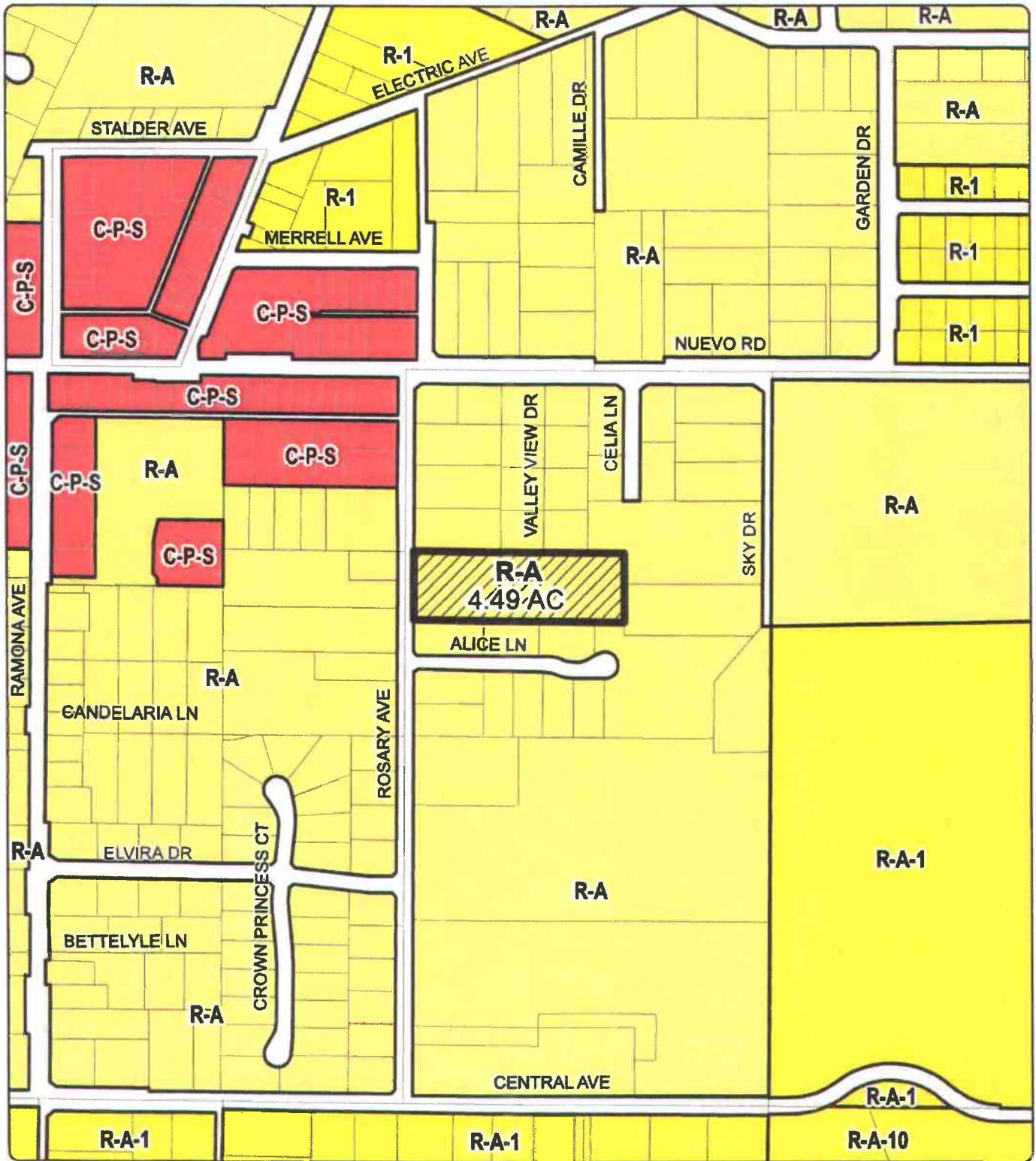
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM36927

EXISTING ZONING

Supervisor: Hewitt
District 5

Date Drawn: 01/28/2019
Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen

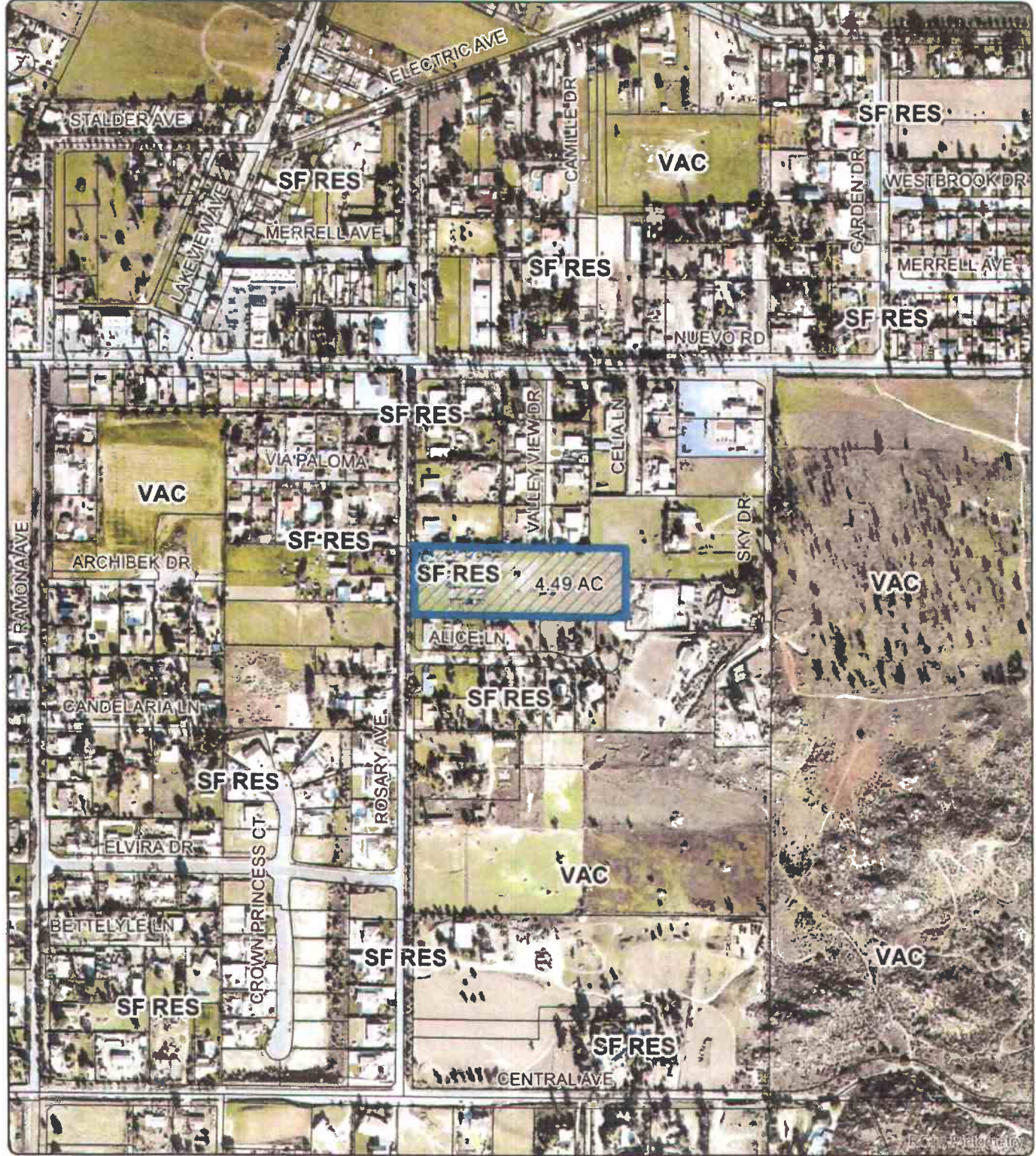


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RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM36927
LAND USE

Supervisor: Hewitt
 District 5

Date Drawn: 01/28/2019
 Exhibit 1



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 Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.rcplanning.org>



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

Juan C. Perez
Agency Director



10/01/20, 1:42 pm

TPM36927

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM36927. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Causes for Revocation

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

Advisory Notification. 2 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM36927 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 TPM36927, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Tentative Parcel Map No. 36927 (TPM36927) and are in addition to the conditions of approval. These include various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification. 4 AND - Project Description & Operational Limits

TPM36927 proposes a Schedule "H" subdivision map to subdivide a 4.49 gross acres parcel into four single-family residential parcels. The minimum proposed parcel size is 1.0 gross acres and the maximum proposed parcel size is 1.20 gross acres.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

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

Tentative Map, Amended No. 36927, dated January 2019.

Advisory Notification. 7 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)3.

Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

E Health

E Health. 1 ECP 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)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

ECP Comments (cont.)

concludes no further environmental assessment is required for this project.

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

Fire

Fire. 1

Gen - Fire

ACCESS

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

WATER

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.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Flood

Flood. 1

Flood Hazard Report

Tentative Parcel Map (TPM) 36927 proposes a Schedule H subdivision of 4.3 gross acres into four single-family residential lots. The site is located in the Lakeview/Nuevo Area Plan, north of Central Avenue, south of Nuevo Road, east of Rosary Avenue, and west of Sky Drive.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Lakeview-Nuevo Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP 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 \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

This subdivision is not associated with any existing or proposed District maintained facilities, therefore the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

Questions pertaining to the review of this project may be directed to Michael Venable at 951.955.1248 or mlvenabl@RIVCO.org

Planning

Planning. 1 Map Expiration Date

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

Planning. 2 Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Residential Agricultural (R-A) zone.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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 PDA06098r1 accepted

County Archaeological Report (PDA) No.6098 submitted for this project (TPM36927) was prepared by Rincon Consultants and is entitled: "22130 Rosary Avenue Project, Nuevo, Riverside County, California" dated September 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on November 05, 2018.

Revised County Archaeological Report (PDA) No. 6098r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated September 2018. This report was received on November 15, 2018 and accepted by the County Archaeologist on November 21, 2018.

PDA06098r1 concludes: The results of the records search and SLF search acknowledged the presence of cultural resources within one mile of the project site however no prehistoric cultural resources were identified in the project site. Responses provided by NAHC-listed contacts indicated that the vicinity of the project area is within the Traditional Use Area of the Agua Caliente Band of Cahuilla Indians and the within the ancestral territory of the Pauma Band of Luiseño Indians, but no specific resources were identified in the project site as part of the consultation effort. Review of historical aerial photographs and maps and

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 DRAINAGE 2 (cont.)

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 (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). 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. This ordinance 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.

Plan: TPM36927

Parcel: 309130005

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 Salt Creek Channel-Winchester/North 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.

Planning

050 - Planning. 1 Map - Quimby Fees (1) Not Satisfied

*Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with County Service Area No. 146 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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

Valley View Drive is designated as a LOCAL ROAD and shall be improved with 24-foot full-width acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Director of Transportation.

NOTE:

1. Cul-de-sac shall be design and constructed in conformance with Standard No. 800, Ordinance 461.
2. Existing/proposed Gates shall be relocated/installed 35' radial from future curb-line; refer Standard No. 105, Section "C" for future curb-line location.

Plan: TPM36927

Parcel: 309130005

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 AGGREGATE/32' GRADED (cont.) Not Satisfied
3. Fences shall be relocated outside the road right-of-way.

050 - Transportation. 2 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 3 Intersection 50' Tangent Not Satisfied

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

050 - Transportation. 4 Sufficient R-O-W Not Satisfied

Sufficient right-of-way along Valley View Drive shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 106, Section "A" and Standard No. 800, Ordinance 461.

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.

Plan: TPM36927

Parcel: 309130005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 36927 is located within the boundaries of the Salt Creek Channel-Wichester/North 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 \$131.00 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-PAL

060 - Planning-PAL. 1 HIGH (Hb) PALEO SENSITIVITY 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.
 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.

Plan: TPM36927

Parcel: 309130005

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Hb) PALEO SENSITIVITY (cont.) Not Satisfied

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 PLANS Not Satisfied

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

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:

Plan: TPM36927

Parcel: 309130005

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

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

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

Prior to building permit issuance, an OWTS submittal must be reviewed by this Department. Submit the following:

- 1) An original copy of the soils percolation report performed in accordance with the Department of Environmental Health (DEH) Local Agency Management Program (LAMP) for the development of lots.
- 2) Floor plans of all structures containing plumbing.
- 3) A detailed contoured plot plan showing the specification and locations of all existing and/or proposed on-site wastewater treatment systems (OWTS).

All items will be reviewed in accordance with DEH LAMP. Please contact (951)955-8980 for any additional questions.

080 - E Health. 2 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the Nuevo Water Company establishing service to the lot.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 36927 is located within the boundaries of the Salt Creek Channel-Wichester/North 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 \$131.00 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 SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.
An approved WQMP is required prior to any grading or building permit, if the development of the parcel

Plan: TPM36927

Parcel: 309130005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 LAKEVIEW/NUEVO FUNDING (cont.) Not Satisfied
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.

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 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) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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 |

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: INLAND VALLEY SURVEYING, INC.

Contact Person: MIGUEL VILLASENOR E-Mail: pls8509@yahoo.com

Mailing Address: 130 West Walnut Avenue, Suite A-5

Perris CA 92571
City State ZIP

Daytime Phone No: (951) 956-8736 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Alejandro Lopez

Contact Person: Martin Lopez E-Mail: _____

Mailing Address: 20640 Eureka Street

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

Perris CA 92571
City State ZIP

Daytime Phone No: (714) 719-1710 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.)

Alejandro Lopez _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 309-130-005-3

Approximate Gross Acreage: 4.49 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Central Avenue, South of Nuevo Road, East of Rosary Avenue, West of Sky Drive.

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 1.0 Acre
Number of existing lots: 1 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Inland Valley Surveying, Inc

Address: 130 West Walnut Avenue, Suite A-5

Phone number: (951) 956-8736

Address of site (street name and number if available, and ZIP Code): 22130 Rosary Ave, CA 92567

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 309-130-005-3

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date 04/04/2018

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.

TENTATIVE PARCEL MAP NO 36927 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Inland Valley Surveying, Inc. – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC-LDR) – 4.32 Acres – Location: Northerly of Central Avenue, southerly of Nuevo Road, easterly of Rosary Avenue, and westerly of Sky Drive – Zoning: Residential Agriculture (R-A). Tentative Parcel Map for Schedule “H” subdivision of 4.32 gross acres into four single-family residential lots. APN: 309-130-005.

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 26, 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 26, 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 October 13, 2020,

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

APN (s) or case numbers TPM36927 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

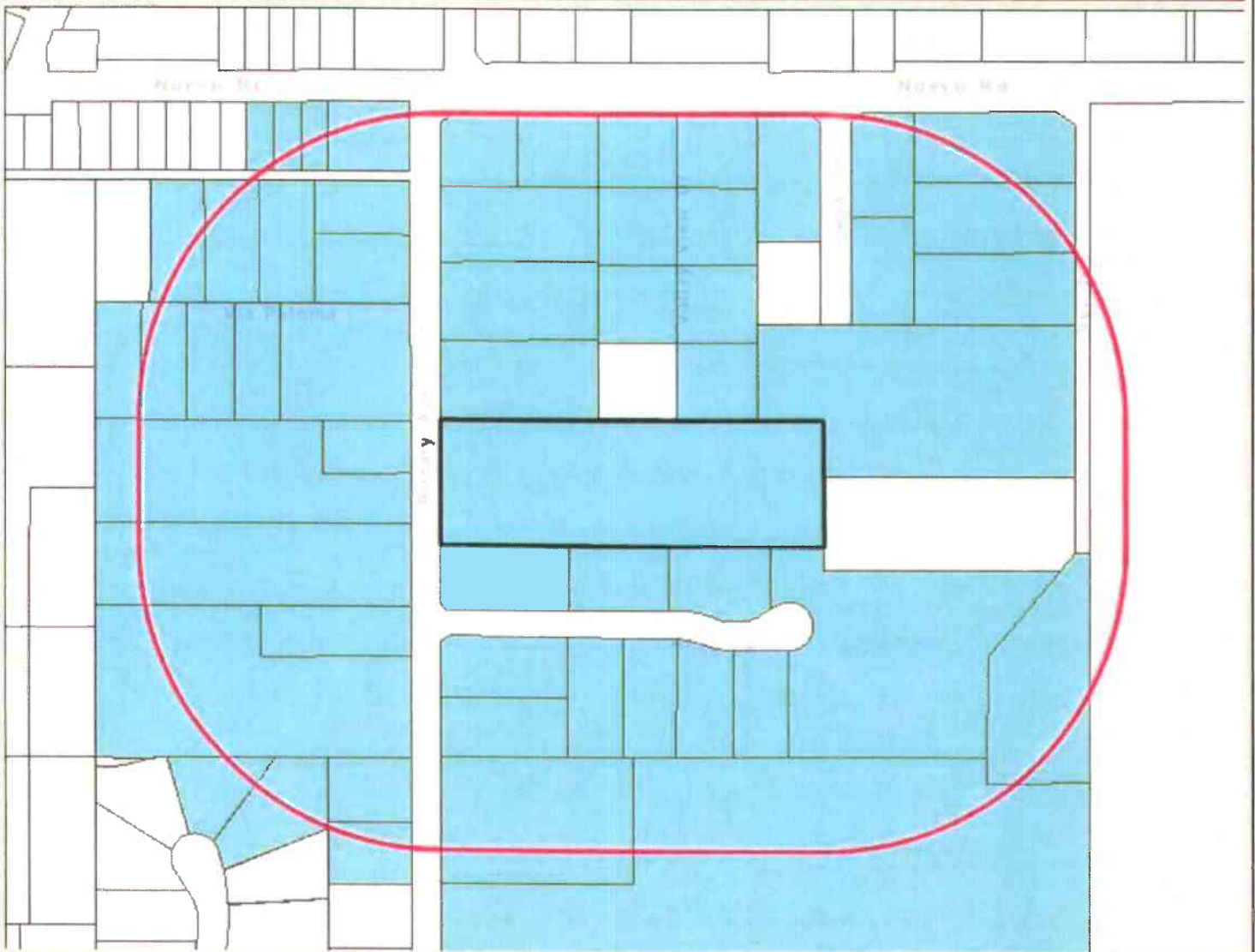
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM36927 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

376



752 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... 10/13/2020 8:48:44 AM

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309130031
RICHARD I. MENDOZA
27731 CALLE DE LEON
SUN CITY CA 92585

309130034
AGAPITO MENDOZA
P O BOX 745
NUEVO CA 92567

309130042
SAWANGJHIT JOHNSON
PO BOX 45
NUEVO CA 92567

309130045
JESUS MUNOZ MALTA
29805 NUEVO RD
NUEVO CA 92567

309090051
MIGUEL ANGEL LARA
29680 VIA PALOMA
NUEVO CA 92567

309090054
NICACIO A. CABRERA
PO BOX 489
NUEVO CA 92567

309110023
MARYSOL RAMIREZ
22204 CROWN PRINCESS CT
RIVERSIDE CA 92567

309110030
HECTOR LEON
22231 ROSARY AVE
NUEVO CA 92567

309130022
NARCISCO SANDOVAL
21598 CONTOUR AVE
NUEVO CA 92567

309130024
ANGELA M. COMAS
PO BOX 17
NUEVO CA 92567

309130030
MARIA VASQUEZ CONSUELO
22100 ROSARY AVE
NUEVO CA 92567

309130043
VICTOR NEUHOFF
1136 BROADWAY LN
HEMET CA 92545

309130047
KIRK CHRISTIAN DEVRIES
P O BOX 438
NUEVO CA 92567

309130048
JOYCE SCHWARTZ
P O BOX 1327
NUEVO CA 92567

309130061
JASON E. GREENLEAF
29904 ALICE LN
NUEVO CA 92567

309130070
RUTH A. COPELAND
22236 ROSARY AVE
NUEVO CA 92567

309090016
JOSE GONZALEZ
29725 NUEVO RD
NUEVO CA 92567

309090045
YINXING INV
10505 VALLEY BLVD # 346
EL MONTE CA 91731

309130032
NARCISO A. SANDOVAL
31598 CONTOUR AVE
NUEVO CA 92567

309130036
JOACHIM M. MORERA
23783 SONATA DR
MURRIETA CA 92562

309130007
DANNY E. FERGUSON
P O BOX 310
NUEVO CA 92567

309130049
JESUS RODRIGUEZ
29835 ALICE LN
NUEVO CA 92567

309130067
FRANCINE GRANT
P O BOX 1335
NUEVO CA 92567

309090014
SALVADOR GAYTAN
29681 NUEVO RD
NUEVO CA 92567

309090034
SHELDON TATSUJI OGAWA
P O BOX 11
NUEVO CA 92567

309090044
ARTURO PINEDA AVALOS
22063 ROSARY AVE
NUEVO CA 92567

309090053
JULIA REYES RUEDA
29649 VIA PALOMA
NUEVO CA 92567

309100004
SHIELDS SEPARATE PROPERTY TRUST
22125 ROSARY AVE
NUEVO CA 92567

309100003
KLOPF DIANE RENE
22123 ROSARY AVE
NUEVO CA 92567

309100006
ANGELO COMAS
22215 ROSARY AVE
NUEVO CA 92567

309130058
ERIC C. STENGEL
29905 NUEVO RD
NUEVO CA 92567

309130044
HARMONIE L. LAPIERRE
29765 NUEVO RD
NUEVO CA 92567

309130063
STEVE LOPEZ
22065 SKY DR
NUEVO CA 92567

309090015
SALVADOR OCAMPO
29695 NUEVO RD
NUEVO CA 92567

309090032
CARLOS F. CRUZ
22121 ROSARY AVE
NUEVO CA 92567

309090049
MARK OGDEN
29658 VIA PALOMA
NUEVO CA 92567

309090050
RACHUY TERRY IVAN & MARY ELIZABETH
PO BOX 641
NUEVO CA 92567

309090017
MISSIONARY CHURCH WESTERN DIST
29734 NUEVO RD
NUEVO CA 92567

309090052
ANGELICA COVARRUBLAS
29675 VIA PALOMA
SUN CITY CA 92586

309100002
SHIELDS SEPERATE PROPERTY TRUST U.D.T
22125 ROSARY AVE
NUEVO CA 92567

309100005
EDITH VEGA
22205 ROSARY AVE
NUEVO CA 92567

309110031
TERESA GONZALEZ
22223 ROSARY AVE
NUEVO CA 92567

309130021
NATHAN DOUGLAS BRIGGER
22060 VALLEY VIEW DR
NUEVO CA 92567

309130025
BUENAVENTURA TOVALIN CHAIDEZ
22234 ROSARY AVE
NUEVO CA 92567

309130029
JULIAN RUBALCAVA
26450 DAWSON RD
ROMOLAND CA 92585

309130040
TODD W. KOENIG
29855 ALICE LN
NUEVO CA 92567

309130062
STEVE C. LOPEZ
29971 NUEVO RD
NUEVO CA 92567

309130064
GARY A. MEIER
17432 E SANTA CLARA
SANTA ANA CA 92705

309130071
THEODORE C C KING
711 CHURCH HILL RD
LA HABRA HEIGHTS CA 90631

309130005
ALEJANDRO LOPEZ
20640 EUREKA AVE
PERRIS CA 92567

309130023
LORENZO DILEVA
22170 ROSARY AVE
NUEVO CA 92567

309130028
HORTON LEONA M LIVING TRUST DTD 1/6/2020
PO BOX 75
NUEVO CA 92567

309130065
GONZALO N. DIAZ
17792 LERENE DR
YORBA LINDA CA 92887

309110024
JAY L. JOYCE
22218 CROWN PRINCESS CT
NUEVO CA 92567

309130033
ANGEL MARTINEZ
22100 VALLEY VIEW DR
NUEVO CA 92567

309130060
PARNELL MARTIN
P O BOX 457
NUEVO CA 92567

Applicant/Owner:
Inland Valley Surveying
c/o Miguel Villasenor
130 Walnut Ave
Perris, CA 92571

Non-County Agencies:

Applicant/Owner:
Inland Valley Surveying
c/o Miguel Villasenor
130 Walnut Ave
Perris, CA 92571

Engineer/Rep:

Engineer/Rep:

Owner:
Martin Lopez
20640 Eureka St
Perris, CA 92571

Owner:
Martin Lopez
20640 Eureka St
Perris, CA 92571



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NOTICE OF EXEMPTION

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

Project Title/Case No.: Tentative Parcel Map No. 36927

Project Location: The project is located North of Central Avenue, south of Nuevo Road, east of Rosary Avenue, and west of Sky Drive. (APN: 309-130-005)

Project Description: Tentative Parcel Map for Schedule "H" subdivision of 4.32 gross acres into four single-family residential lots.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Inland Valley Surveying, Inc.

Exempt Status: (Check one)

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

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

The proposed subdivision is a lot split on a parcel that has a zoning classification of Residential Agricultural (R-A) and currently a vacant lot. The subdivision will create four legal parcels which will meet the Residential Agricultural (R-A) development standards of Zoning Ordinance No. 348 and allowable land uses as noted in the Rural Community; Low Density Residential (RC: LDR) land use designation in the Lakeview/Nuevo Area Plan. There is no grading proposed at this time. The proposed project is consistent with the General Plan and Zoning Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is relatively flat. Staff has determined that the proposed subdivision meets the requirements of Section 15315.

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

- a. The project site is located approximately 2 miles of the intersection of Nuevo Road and Dunlap Drive, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Perris. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Perris, which has a density of 2,467 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria.

b. The project site must be zoned residential, commercial or industrial. The subject is located within the R-A zone classification that allows for single-family dwelling units as a permitted by right use.

c. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 4.49 acre size into four parcels ranging from one acre to 1.2 acres, intended for development of single-family dwelling units.

d. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community: Low Density Residential (RC: LDR), with a half-acre minimum. The zoning classification is Residential Agricultural (R-A), which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria.

e. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.

f. All services and access must be available to the project site. The project site will take direct access from Nuevo Road and Rosary Avenue. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.

g. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.

h. The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the northwest corner of the parcel having an elevation of 1,529 feet, and a maximum elevation in the southeast corner of the parcel of 1,563 feet.

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

Signature Contract Planner Title 11/5/2020 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: CFW200028

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