

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



ITEM: 1.2  
(ID # 14562)

MEETING DATE:

Tuesday, March 02, 2021

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR DECISION TO APPROVE THE TENTATIVE PARCEL MAP NO. 37627 – Exempt from CEQA – Applicant/Owner: Daniel Duenas – Engineer/Representative: Inland Valley Surveying, Inc. – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 ac min.) – Location: East of Anderson Rd, South of Cajalco Rd, West of Camino del Sol – 3.62 Acres – Zoning: Light Agriculture – 1 ac min. (A-1-1) – REQUEST: a Schedule “H” subdivision of 3.62 gross acres into 2 single family residential lots with a minimum lot size of 1.61 gross acres and a maximum lot size of 2 gross acres – APN: 317-080-013. District 1. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the approval for the above referenced case acted on by the Interim Planning Director on February 1, 2021.

**ACTION:**Consent

  
John Hildebrand 2/22/2021

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: March 2, 2021  
xc: Planning, Applicant

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

*Site Characteristics*

The project site is located within a 3.62-acre parcel that includes two existing single-family residential dwellings. The main residence located on the parcel was permitted through Building Permit No. BRS068848, which allowed for a 3,687 square foot single-story residence with an attached 1,005 square foot garage and was finalized on October 22, 2007. In addition, a 2,640 square foot guest house with a 95 square foot attached garage and 400 square foot patio were also entitled through Building Permit No. BRS068849 and finalized on November 7, 2007. Building Permit No. BRS081653, which allowed for the conversion of the guest house to a 2<sup>nd</sup> dwelling unit, was finalized on December 23, 2008.

*General Plan Consistency*

The proposed subdivision is located within the Mead Valley Area Plan with a land use designation of Rural Community – Very Low Density Residential (RC-VLDR), which allows for a minimum lot size of 1 acre. This schedule “H” subdivision proposes two (2) single-family residential lots with a minimum lot size of 1.61 gross acres, which is consistent with the land use density requirements. There is no grading proposed at this time as the proposal is strictly for the subdivision of the existing parcel. The project site is surrounded by properties with land use designations including Rural Community – Very Low Density Residential (RC-VLDR) to the north, east and west and Public Facilities (PF) to the south.

*Zoning/Development Standards*

In addition, the project site is also surrounded by properties with a zoning classification of Light Agriculture, 1 Acre Minimum (A-1-1) to the north, south, east and west and Residential Agricultural, 1 Acre Minimum (R-A-1) to the southeast. No construction is proposed as part of the project and only APN #317-080-013 is being subdivided as part of this proposal, all structures on site are existing and permitted. The applicant has demonstrated that the project is

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STATE OF CALIFORNIA**

in compliance with the applicable development standards of Ordinance No. 348, specifically the A-1-1 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: Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The Project proposes a subdivision of 3.62 gross acres into two separate parcels with a minimum lot size of 1.61 gross acres (70,131 sq. ft.) and a maximum lot size of 2 gross acres (87,120 sq. ft.). In addition, Parcel 1 has a lot width of 214 feet and a lot depth of 297 feet and Parcel 2 has a lot width of 270 feet and a lot depth of 297 feet.
- Schedule "H" Parcel Map Division: Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has been conditioned and required to comply with all applicable standards of Ordinance no. 460, and therefore will be in compliance with this Ordinance.

The project was administratively approved by the Interim Planning Director on February 1, 2021. The project was found to be CEQA exempt pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and based on the findings in the approved staff report. A 10-day optional hearing notice was mailed to surrounding land owners within 600 feet of the project site and on January 4, 2021, the noticing period concluded with no correspondence or requests for a public hearing received by Planning staff.

Tentative Parcel Map No. 37627 was submitted to the County of Riverside on December 14, 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.

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

ATTACHMENTS:

- A. TPM37627 Staff Report

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 2/23/2021



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**Date:** February 1, 2021

**RE: TENTATIVE PARCEL MAP NO. 37627**

**From:** Project Planner – Gabriel Villalobos

**To:** John Hildebrand – Interim Planning Director

**TENTATIVE PARCEL MAP NO. 37627** – Exempt from CEQA – Applicant/Owner: Daniel Duenas – Engineer/Representative: Inland Valley Surveying, Inc. – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 ac min.) – Location: East of Anderson Rd, South of Cajalco Rd, West of Camino del Sol – 3.62 Acres – Zoning: Light Agriculture – 1 ac min. (A-1-1) – **REQUEST:** a Schedule “H” subdivision of 3.62 gross acres into 2 single family residential lots with a minimum lot size of 1.61 gross acres and a maximum lot size of 2 gross acres – APN: 317-080-013

On January 4, 2021, this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.




# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

## PROPOSED PROJECT

<b>Case Number(s):</b>	TPM37627	<b>Applicant(s):</b>	
<b>CEQA Exempt</b>	Section 15061(b)(3), 15315	<b>Representative(s):</b>	Inland Valley Surveying, Inc.
<b>Area Plan:</b>	Mead Valley	<b>Applicant(s):</b>	
<b>Zoning Area/District:</b>	North Perris Area	<b>Representative(s):</b>	Miguel Villasenor
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>Project APN(s):</b>	317-080-013		

  
John Hildebrand  
Interim Planning Director

## PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37627 is a Schedule "H" subdivision of 3.62 gross acres into two (2) single-family residential lots with a minimum lot size of 1.61 gross acres and a maximum lot size of 2 gross acres ("Project").

The project is located east of Anderson Rd, south of Cajalco Rd, and west of Camino del Sol. The project is within the Mead Valley Area Plan.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37627**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

## PROJECT DATA

### **Land Use and Zoning:**

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



<b>Surrounding General Plan Land Uses</b>	
North:	Very Low Density Residential (RC-VLDR)
East:	Very Low Density Residential (RC-VLDR)
South:	Public Facilities (PF)
West:	Very Low Density Residential (RC-VLDR)
<b>Existing Zoning Classification:</b> Light Agriculture, 1 Acre Minimum (A-1-1)	
<b>Surrounding Zoning Classifications</b>	
North:	Light Agriculture, 1 Acre Minimum (A-1-1)
East:	Light Agriculture, 1 Acre Minimum (A-1-1)
South:	Light Agriculture, 1 Acre Minimum (A-1-1)
West:	Light Agriculture, 1 Acre Minimum (A-1-1)
<b>Existing Use:</b> Residential	
<b>Surrounding Uses</b>	
North:	Residential
South:	Vacant
East:	Vacant
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.62 acres	
Existing Building Area (SQFT):	Building 1 – 3,687 sq. ft. Building 2 – 2,640 sq. ft.	
Proposed Building Area (SQFT):	N/A	
Proposed Minimum Lot Size:	1.61 acres	1 acre
Total Proposed Number of Lots:	2	
Map Schedule:	"H"	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single family	3,687	2 spaces/dwelling unit	2	N/A
Single family	2,640	2 spaces/dwelling unit	2	N/A
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – #152

Special Flood Hazard Zone:	No – Outside floodplain
Agricultural Preserve:	No – Not in an Agricultural Preserve
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not in a Fault Zone
Fire Zone:	No – Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell #2334
CVMSHCP Conservation Boundary:	No – Not in a Conservation Boundary
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

*Site Characteristics*

The project site is located within a 3.62 acre parcel that includes two existing single-family residential dwellings. The main residence located on the parcel was permitted through Building Permit No. BRS068848, which allowed for a 3,687 square foot single-story residence with an attached 1,005 square foot garage and was finalized on October 22, 2007. In addition, a 2,640 square foot guest house with a 95 square foot attached garage and 400 square foot patio were also entitled through Building



Permit No. BRS068849 and finalized on November 7, 2007. Building Permit No. BRS081653, which allowed for the conversion of the guest house to a 2<sup>nd</sup> dwelling unit, was finalized on December 23, 2008.

#### *General Plan Consistency*

The proposed subdivision is located within the Mead Valley Area Plan with a land use designation of Rural Community – Very Low Density Residential (RC-VLDR), which allows for a minimum lot size of 1 acre. This schedule “H” subdivision proposes two (2) single-family residential lots with a minimum lot size of 1.61 gross acres, which is consistent with the land use density requirements. There is no grading proposed at this time as the proposal is strictly for the subdivision of the existing parcel. The project site is surrounded by properties with land use designations including Rural Community – Very Low Density Residential (RC-VLDR) to the north, east and west and Public Facilities (PF) to the south.

#### *Zoning/Development Standards*

In addition, the project site is also surrounded by properties with a zoning classification of Light Agriculture, 1 Acre Minimum (A-1-1) to the north, south, east and west and Residential Agricultural, 1 Acre Minimum (R-A-1) to the southeast. No construction is proposed as part of the project and only APN #317-080-013 is being subdivided as part of this proposal, all structures on site are existing and permitted. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the A-1-1 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:** Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The Project proposes a subdivision of 3.62 gross acres into two separate parcels with a minimum lot size of 1.61 gross acres (70,131 sq. ft.) and a maximum lot size of 2 gross acres (87,120 sq. ft.). In addition, Parcel 1 has a lot width of 214 feet and a lot depth of 297 feet and Parcel 2 has a lot width of 270 feet and a lot depth of 297 feet.
- **Schedule “H” Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule “H” parcel map division. The Project has been conditioned and required to comply with all applicable standards of Ordinance no. 460, and therefore will be in compliance with this Ordinance.

Tentative Parcel Map No. 37627 was submitted to the County of Riverside on December 14, 2018.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in 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 will be into two parcels on a site that has a zoning classification of Light Agriculture, 1 Acre Minimum (A-1-1) and is currently developed with two existing single-family residences. The project will create two legal parcels which will meet the A-1-1 zone development standards as set forth in Ordinance No. 348 and allowable land uses for the Rural Community – Very Low Density Residential (RC-VLDR) land use designation as set forth in the Mead Valley Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required and 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 and the parcel does not have an average slope greater than 20 percent. In regards to the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Perris is located approximately 0.86 miles to the east and has a population of 68,386 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR) which allows for single-family detached residences on large parcels of 1 to 2 acres.
2. The project site has a Zoning Classification of Light Agriculture, 1 Acre Minimum (A-1-1), which is highly consistent with the Riverside County General Plan land use designation in which it is located.

### **Entitlement Findings:**

Tentative Parcel Map No. 37627 is a proposal to subdivide 3.62 gross acres into two lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the project is consistent with General Plan Principle IV.A.6. Principle IV.A.6 states “existing communities should be revitalized through development of under-used, vacant, redevelopment and/or in-fill sites within existing urbanized areas”. The proposed subdivision facilitates this principle by establishing a development with a density that meets the community goals and needs by maintaining the neighborhood character and adhering to the land use designation and zoning of the immediate area, Rural Community – Very Low Density Residential (RC-

VLDR) and Light Agriculture, 1 Acre Minimum (A-1-1). In addition, the project is consistent with land use designation of RC-VLDR, as specified in the Mead Valley Area Plan, as the proposed project provides for the development of detached single-family residential dwelling units on large parcels of 1 to 2 acres.

2. The site of the proposed land division is physically suitable for the type of development, as the site meets all development standards per the A-1-1 zoning classification including lot size and setback requirements. In addition, the topography of the site is flat and the existing roads and infrastructure services are accessible.
3. The site of the proposed land division is physically suitable for the proposed density of the development, because the size and shape of both proposed lots are consistent with the General Plan land use designation of Rural Community – Very Low Density Residential (RC-VLDR) and meet the minimum criteria of 1 acre per lot. The proposed project will result in an overall density of 1 dwelling per 1 to 2 acres and will not result in an increase in density than what is permissible per the General Plan.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed project is deemed exempt from CEQA per Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed subdivision does not drastically increase volume of traffic into and out of the neighborhood. In addition, air quality is not likely to substantially change due to development.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.
  - a. Streets – Camino Del Sol from the northern project boundary to Cajalco Road (off-site) shall be improved with 24 foot of acceptable aggregate base (0.33 feet thick) on a 30 foot graded section within a 30 foot half-width dedicated right-of-way/road easement as approved by the Transportation Department.
  - b. Street Improvement Plans – Camino Del Sol is designated as a LOCAL ROAD and shall be improved with 24 foot of acceptable aggregate base on a 30 foot graded section within a 30 foot half-width dedicated right-of-way as approved by the Transportation Department.
  - c. Other Improvements – domestic water shall be provided by the Eastern Municipal Water District, fire protection facilities are already existing and protection services shall be provided by the Riverside County Fire Department and electrical and communication facilities shall be provided by Southern California Edison and Verizon.
  - d. Sewage Disposal – septic systems are currently existing on parcel for both residences.
  - e. Agricultural Lands – project site not located within agricultural lands.
  - f. Exceptions – not applicable as this parcel map division is not located, in its entirety, within a community services district.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land



division, because the subdivision provides for the development of such developments as Parcel "A" allows a 30 foot wide right-of-way for the future Camino Del Sol roadway.

8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Light Agriculture, 1 Acre Minimum (A-1-1), which requires a minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet.

**Development Standards Findings:**

1. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use.* The Project is located within the A-1-1 which has a 1 acre minimum lot size requirement, as such the proposed lot sizes of 1.61 and 2 gross acres meet the minimum lot size specified by the existing zoning classification.
2. *Minimum yard requirements shall be 20 feet front yard, 5 feet side yard, and 10 feet rear yard.* The project meets these development standards as the nearest front yard setback from the existing residence is 66 feet, the nearest side yard setback is 36 feet, and the nearest rear yard setback is 149 feet.
3. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348.* Both existing residences on site are both 1 story structures, information to the exact heights of the structures is not available in building permit information but based off of images provided to planning staff it can reasonably be deduced that both residences are below the 40 foot height limit.
4. *Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage.* This development standard is met as both proposed lot widths are larger than the 100 foot requirement.
5. *Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.* This development standard is met as both existing residences provide driveways that can accommodate the required 2 spaces for single-family residences per Section 18.12. of Ordinance No. 348.

**Other Findings:**

1. The project site is located within Criteria Cell 2334 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements as the project is consistent with both the Criteria and other plan requirements of the MSHCP as recommended and approved through HANS190015.
2. The project site is not located within the City of Perris Sphere of Influence. This project was provided to the City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review and on July 11, 2019, the Riverside County Airport Land Use



Commission (ALUC) found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to some conditions.

The project, through ALUC's review, has been conditioned to shield or hood any outdoor lighting to mitigate light pollution, prohibit certain uses/activities that would impede air navigation in the area, include a notice to all potential purchasers of the property or lessees of the facility to be recorded as a deed notice, design any proposed detention basins as to provide for a maximum 48 hour detention period following the conclusion of a storm event, notify the March Air Reserve Base of any land use having electromagnetic radiation component, and prior to obtaining building permits for any new buildings on the property the permittee shall have submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service and shall have received a "Determination of No Hazard to Air Navigation" letter.

4. AB 52 / SB 18 – the project is CEQA exempt per Section 15061(b)(3) (Common Sense Exemption) and Section 15315, and as such, AB52 consultation is not required. The project does not include a General Plan Amendment; therefore, SB 18 consultation is not required.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is also not located within a hazard severity zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

**APPEAL INFORMATION**

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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT TPM37627

## VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 11/20/2020  
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. The new General Plan may result in different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at Riverside at (951) 940-6277 (Riverside County) or in North Perris at (951) 940-6277 (Riverside County) or <http://www.riversidecounty.net>



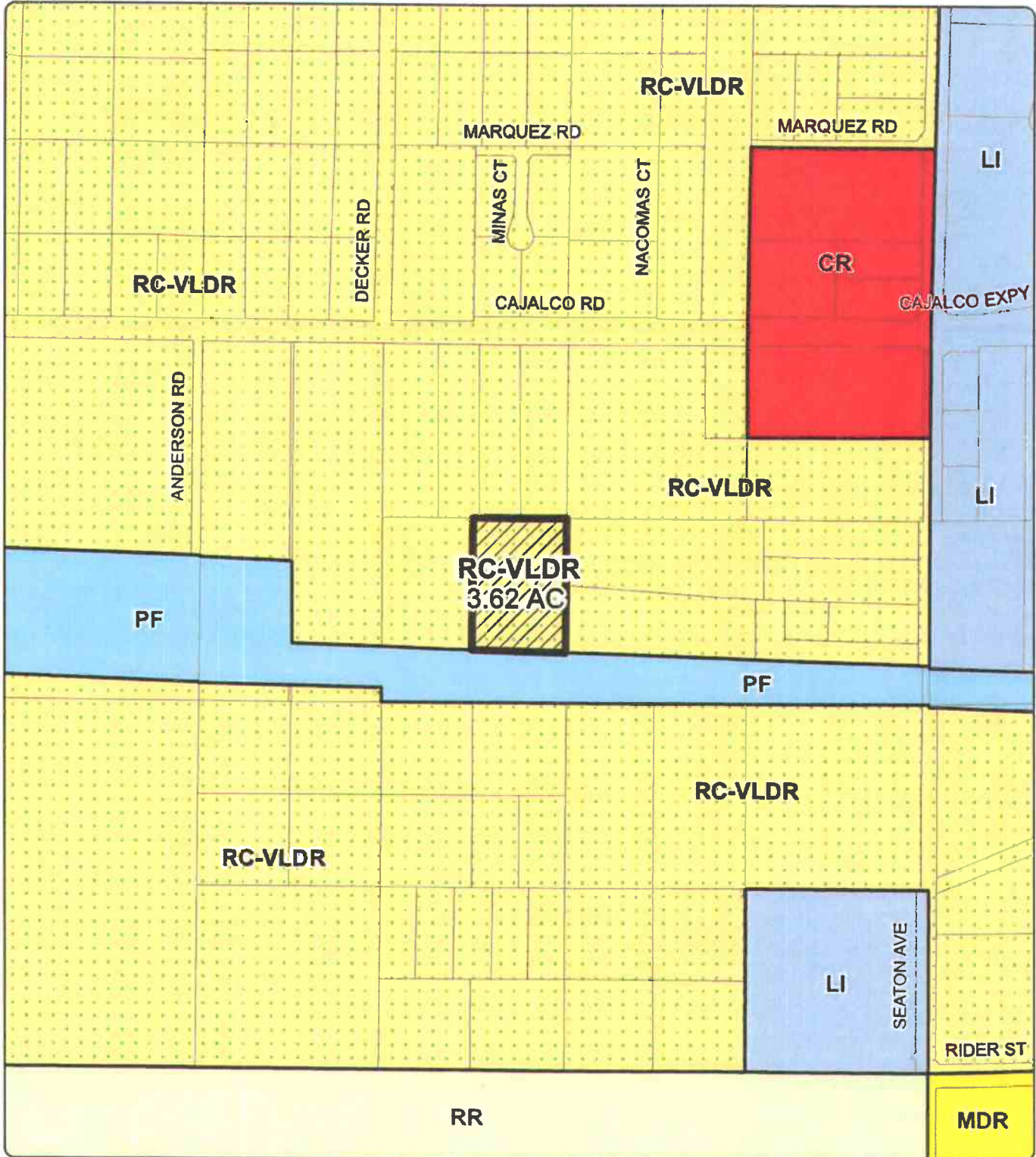
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37627

### EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 11/20/2020  
Exhibit 5



Zoning Area: North Perris

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)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>



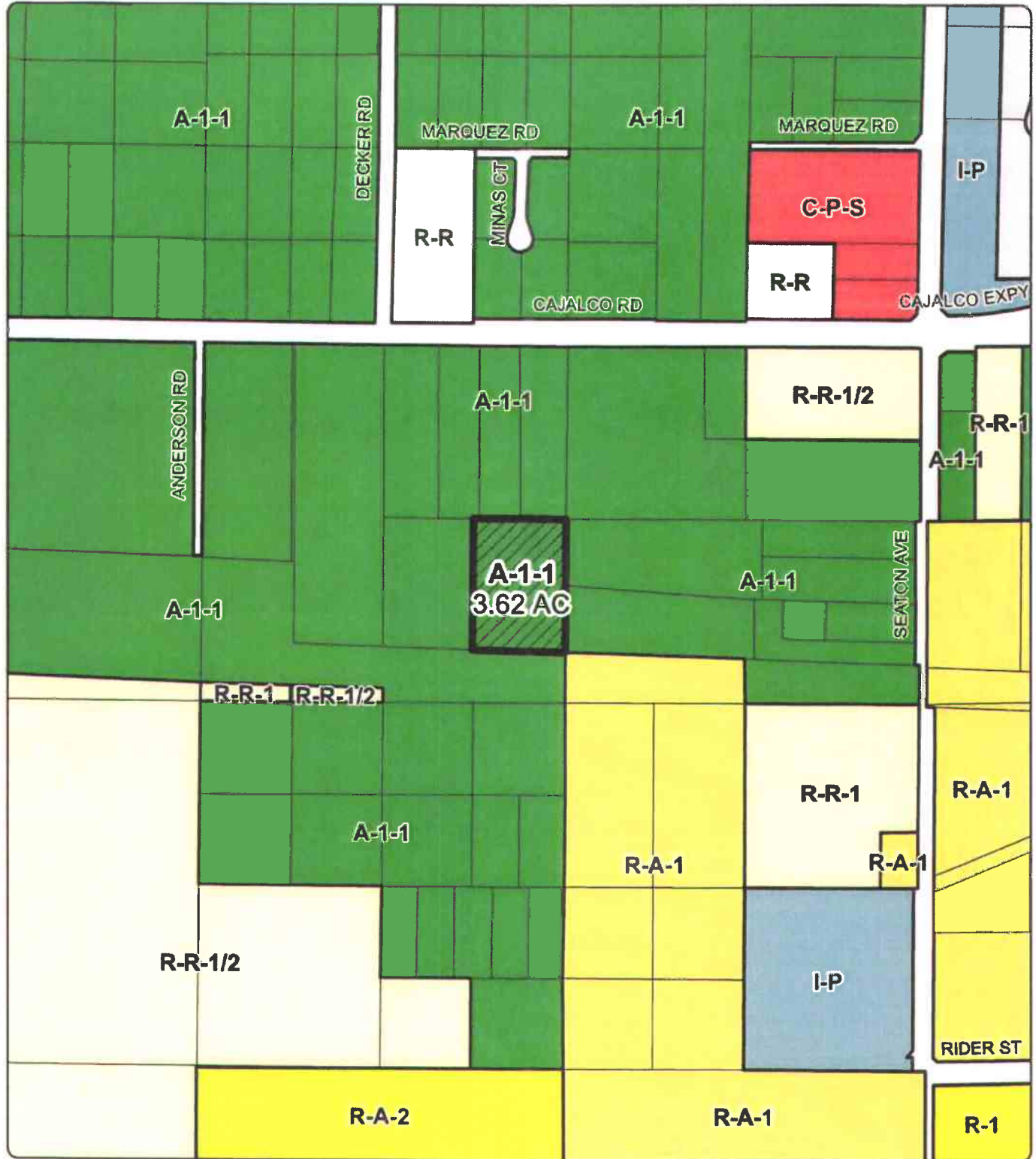
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37627

Supervisor: Jeffries  
District 1

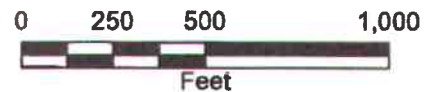
Date Drawn: 11/20/2020  
Exhibit 2

### EXISTING ZONING



Zoning Area: North Perris

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.riversideca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37627

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 11/20/2020  
Exhibit 1



Zoning Area: North Perris

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.riverside.ca.gov>







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

Juan C. Perez  
Agency Director



11/23/20, 11:43 am

TPM37627

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37627. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Hold Harmless**

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM37627 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 TPM37627, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

**Advisory Notification. 2                    AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37627) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 3                    AND - Project Description & Operational Limits**

Tentative Parcel Map No. 37627 is a Schedule "H" subdivision of 3.62 gross acres into two (2) single-family residential lots with a minimum lot size of 1.61 gross acres and a maximum lot size of 2 gross acres.

The project is located east of Anderson Rd, south of Cajalco Rd, and west of Seaton Ave.

**Advisory Notification. 4                    AND - Design Guidelines**

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

**Advisory Notification. 5                    AND - Exhibits**

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

Tentative Parcel Map No. 37627, dated 7/31/19.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 6                      AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 625 (Right to Farm)
- 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 Stephen's Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1

#### ECP COMMENTS

If 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.

#### E Health. 2

#### OWTS/Water

Each property has an existing structure and an Onsite Wastewater Treatment System (OWTS). The OWTS have been certified. The new property boundary does not encroach upon the OWTS. Water is provided by EMWD with existing meters.

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 1

#### Gen - Fire

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

2.) 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.

### Flood

#### Flood. 1

#### Flood - Flood Hazard Report

Tentative Parcel Map (TPM) 37627 proposes a Schedule H subdivision of 3.62 gross acres into two single-family residential lots with a minimum lot size of 1.61 gross acres. The site is located in the Mead Valley Area Plan, east of Anderson Road, south of Cajalco Road, and west of Seaton Avenue.

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 Perris Valley 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 \$8875 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 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).

### General

#### General. 1

#### ALUC Conditions

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site in accordance with Note A on Table 4 of the mEad Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 1 ALUC Conditions (cont.)

FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; waste water management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

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

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

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

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

### Planning-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 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO SENSITIVITY (cont.)

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

### Transportation

#### Transportation. 1

#### RCTD - Standard Introduction

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

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

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

4. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

5. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

6. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

7. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1

#### RCTD - Standard Introduction (cont.)

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.



Plan: TPM37627

Parcel: 317080013

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

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 a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Survey

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

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

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

2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

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

Sufficient public street right of way along Camino Del Sol shall be conveyed for public use to provide for a 30 foot half width right of way per Standard No. 94, Ordinance 461.

Transportation

050 - Transportation. 1                      RCTD - AGGREGATE/32 FOOT GRADED (OFF-SITE)                      Not Satisfied

Camino Del Sol from the northern project boundary to Cajalco Road (off-site) shall be improved with 24 foot of acceptable Aggregate Base (0.33 feet thick) on a 30 foot graded section within a 30 foot half width dedicated right of way/road easement as approved by the Transportation Department.

050 - Transportation. 2                      RCTD - AGGREGATE/32 FOOT GRADED                      Not Satisfied

Camino Del Sol is designated as a LOCAL ROAD and shall be improved with 24 foot of acceptable Aggregate Base (0.33 feet thick) on a 30 foot graded section within a 30 foot half width dedicated right of way as approved by the Transportation Department.

Plan: TPM37627

Parcel: 317080013

50. Prior To Map Recordation

Transportation

050 - Transportation. 2            RCTD - AGGREGATE/32 FOOT GRADED (cont.)            Not Satisfied

050 - Transportation. 3            RCTD - ENCROACHMENT PRMT            Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the road right right-of-way, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

050 - Transportation. 4            RCTD - SUBMIT GRADING PLANS            Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24 x 36 inches) 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.

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      ADP Fee - Map                                      Not Satisfied

TPM 37627 is located within the boundaries of the Perris Valley 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 \$ 8875 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-EPD

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

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

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

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department

Plan: TPM37627

Parcel: 317080013

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied  
of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

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

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24 x 36 inches) 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.

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 37627 is located within the boundaries of the Perris Valley 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 \$ 8875 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.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - WRCOG TUMF Not Satisfied



11/23/20  
11:46

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 4

Plan: TPM37627

Parcel: 317080013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      RCTD - WRCOG TUMF (cont.)      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.



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 18, 2019

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIR**

Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Gabriel Villalobos, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1368MA19  
Related File Nos.: PM37627 (Tentative Parcel Map)  
APNs: 317-080-013

Dear Mr. Villalobos:

On July 11, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. PM37627 (Tentative Parcel Map No. 37627), a proposal to divide 3.62 gross acres located at 19655 Camino Del Sol, southerly of Cajalco Road and westerly of Seaton Avenue in the unincorporated community of Mead Valley, into two (2) parcels, so that each of the two existing homes would be located on a separate parcel, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

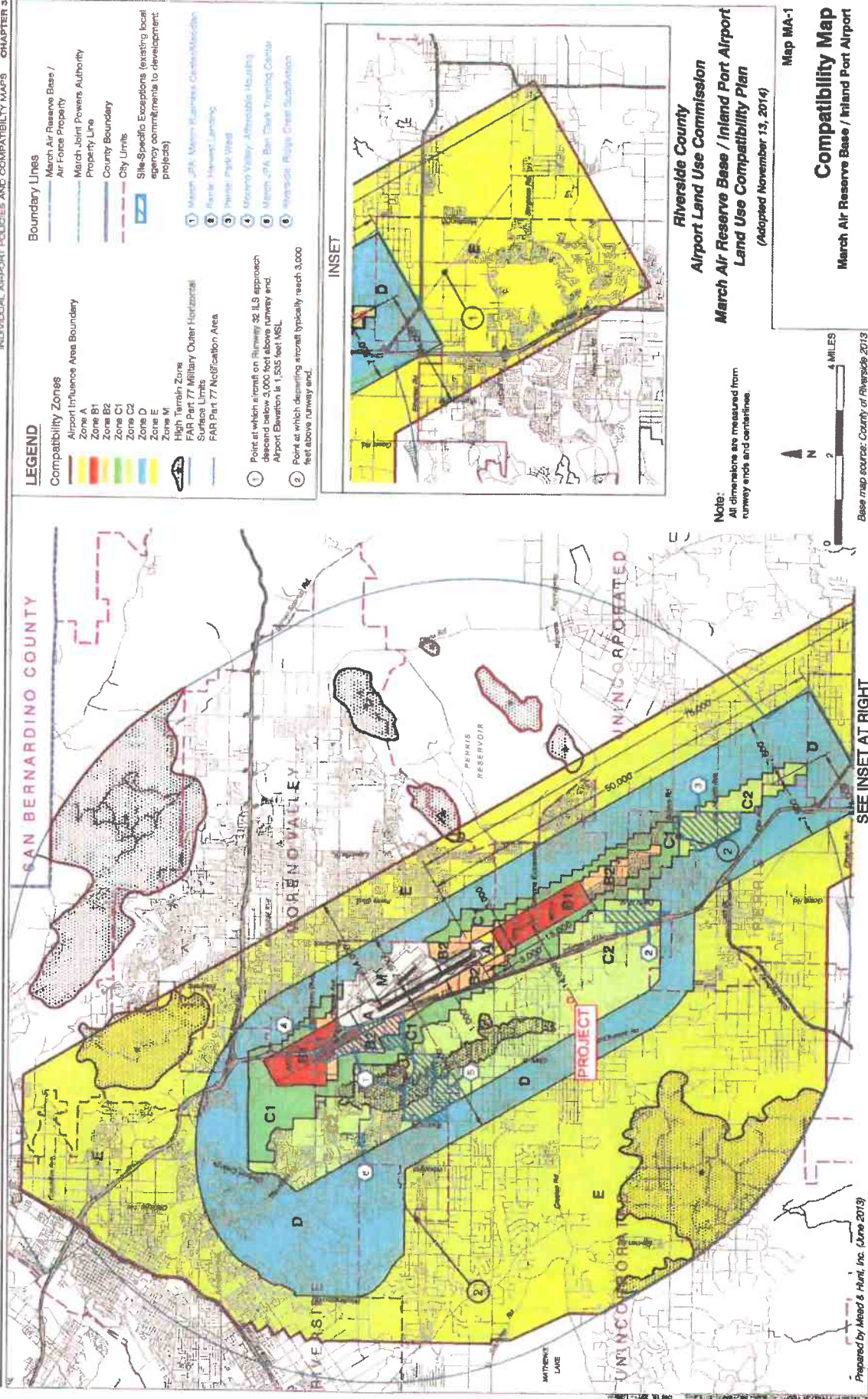
cc: Daniel, Carolyn, and Mary Duenas (applicant/landowners)  
Miguel Villasenor, Inland Valley Surveying (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1368MA19\ZAP1368MA19.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

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

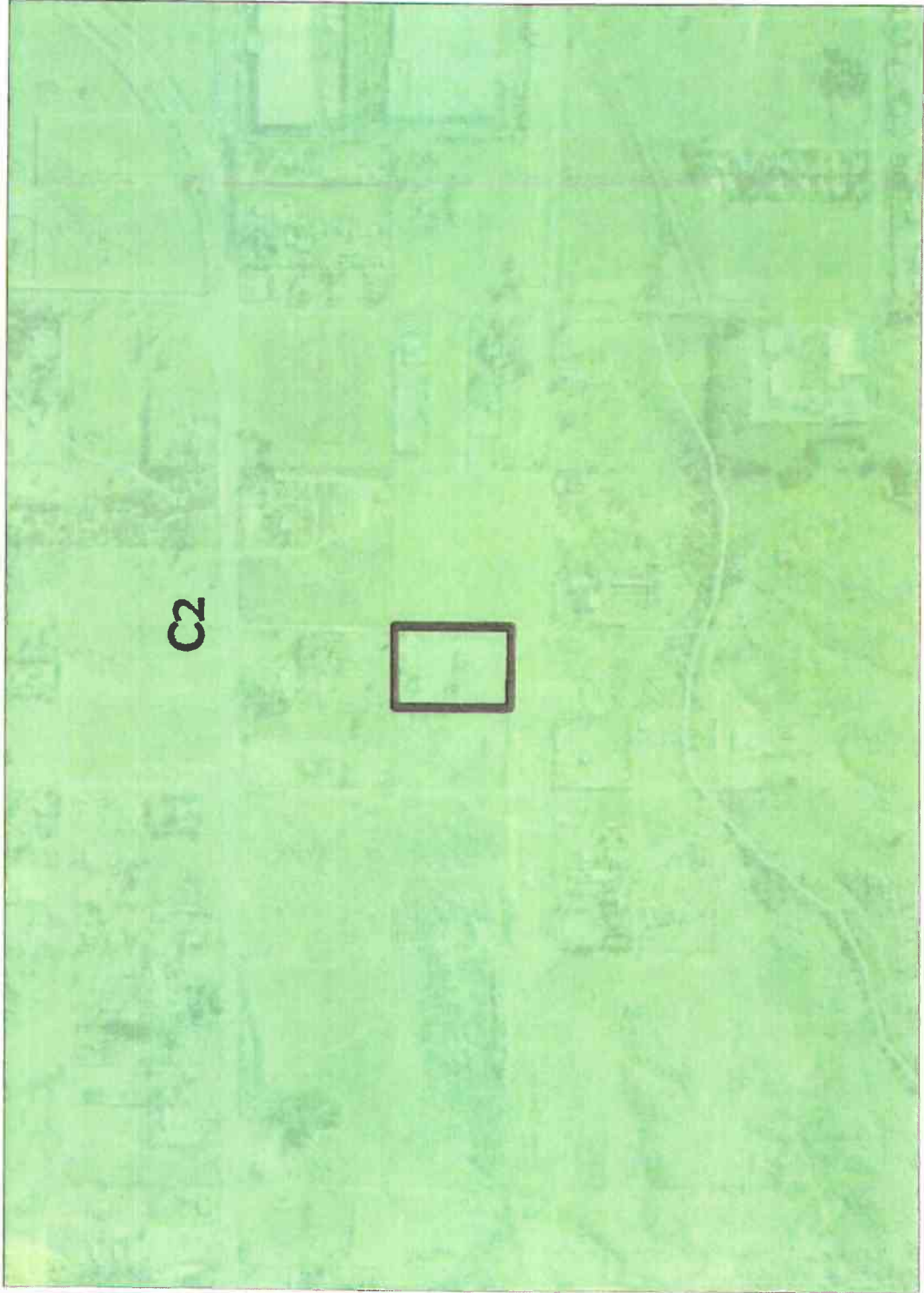








# Map My County Map



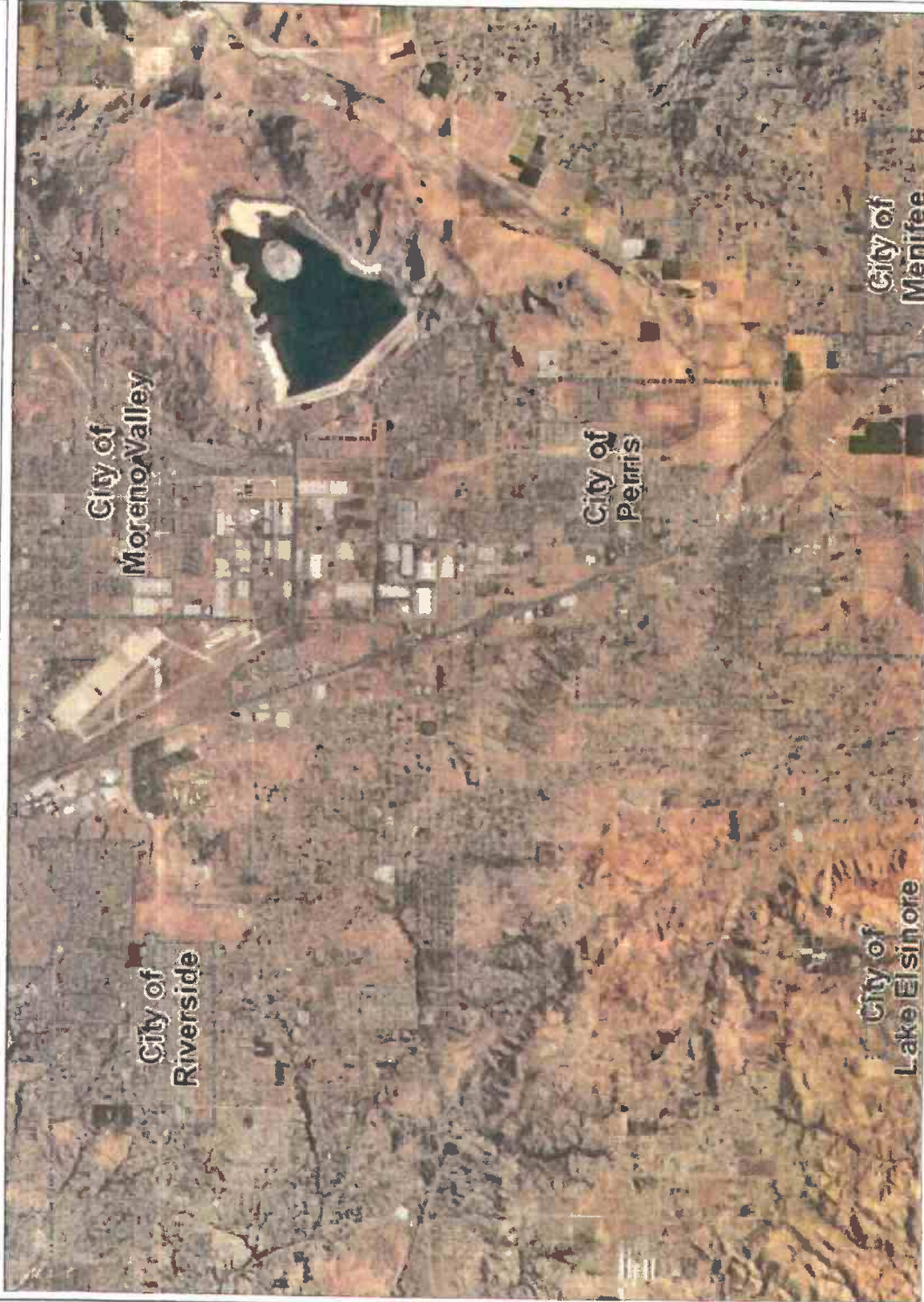
- Legend**
- Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC8

**Notes**

\*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.



# Map My County Map



**Legend**  
City Areas  
World Street Map



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

REPORT PRINTED ON...5/29/2019 11:46:13 AM

© Riverside County GIS

**Notes**



# Map My County Map



Los Angeles



San Diego

Tijuana

Mexicali

## Legend

- Blue Line Streams
- City Areas
- World Street Map



0 3 6.064 Feet

REPORT PRINTED ON... 5/29/2019 11:46:35 AM

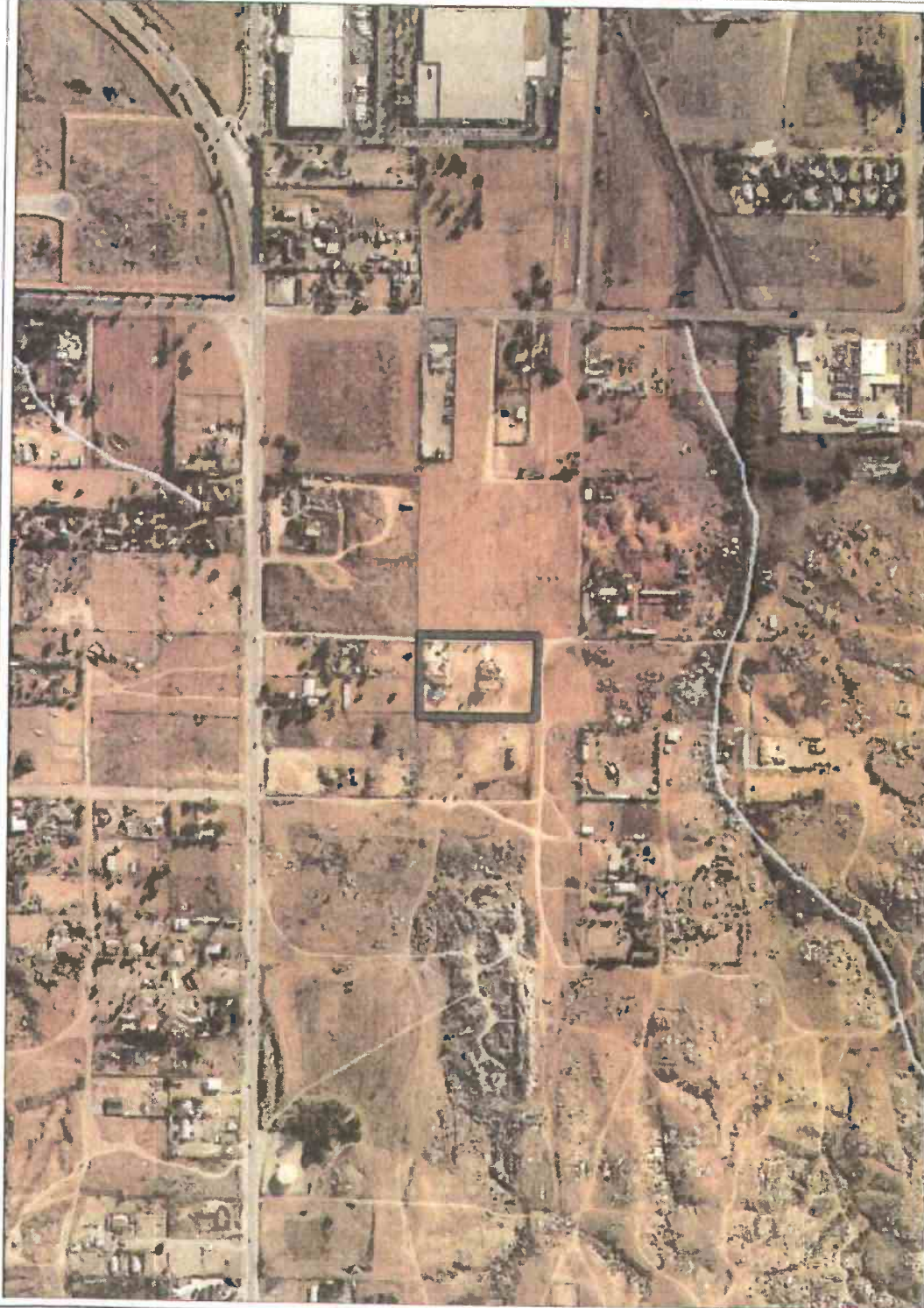
© Riverside County GIS

## Notes

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# Map My County Map



Los Angeles



San Diego  
Cajunana  
Mexico

## Legend

- Blue Line Streams
- City Areas
- World Street Map



0 758

1,516 Feet

REPORT PRINTED ON... 5/29/2019 11:45:01 AM

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## Notes

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INLAND VALLEY SURVEYING, INC.

CONSTRUCTION STAKING ▪ BOUNDARY SURVEYS ▪ TOPOGRAPHIC SURVEYS

**Detailed Project Description**

Airport Land Use Commission Riverside County  
4080 Lemon Street 14<sup>th</sup> Floor  
Riverside, CA 92501

May 16, 2019

Attention: Paul Rull

**Subject: PM37627**

Dear Mr. Rull

Tentative Parcel Map intends to subdivide a 3.61 acre gross parcel into two parcels, the first parcel being 1.61 acres gross and the second parcel being 2.00 acres gross. There are two existing single-family residences on this parcel and no future development is planned.

If you have any other questions or concerns please do not hesitate and give me a call at 951-657-1200.

Respectfully submitted,

Inland Valley Surveying, Inc.

  
Miguel A. Villasenor, PLS  
President

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TENTATIVE PARCEL MAP NO. 37627**  
 INLAND VALLEY SURVEYING, INC.      OCTOBER, 2018.



**SITE**  
 VICINITY MAP  
 NOT TO SCALE

**LEGAL DESCRIPTION:** PART ACRES OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA.  
 THE TRACT DESCRIBED IS A PORTION OF THE TRACT DESCRIBED AS TO THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA.  
 THE TRACT DESCRIBED IS A PORTION OF THE TRACT DESCRIBED AS TO THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA.  
 THE TRACT DESCRIBED IS A PORTION OF THE TRACT DESCRIBED AS TO THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA.

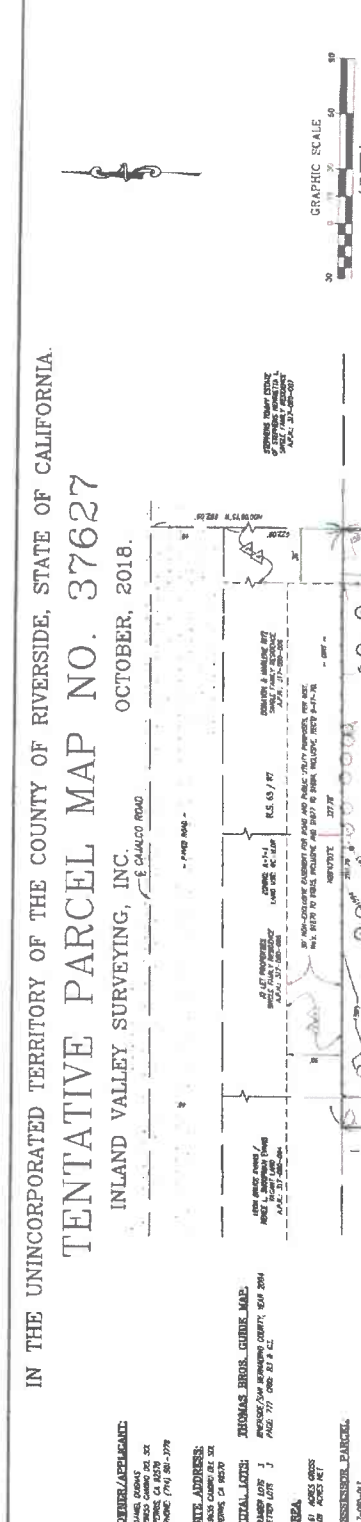
**GENERAL NOTES:**  
 1. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 2. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 3. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 4. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 5. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 6. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 7. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 8. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 9. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 10. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.

**UTILITIES:**  
 WATER: 150 FEET  
 ELECTRIC: 150 FEET  
 GAS: 150 FEET  
 SEWER: 150 FEET  
 TELEPHONE: 150 FEET  
 CABLE: 150 FEET  
 FLOOD: 150 FEET  
 OTHER: 150 FEET

**ADDITIONAL REQUIREMENTS:**  
 1. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 2. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 3. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
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 8. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 9. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 10. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.

**REPRESENTATIVE & PREPARED:**  
 ANDREW A. RICHMOND, JR.  
 REGISTERED PROFESSIONAL SURVEYOR  
 1000 CALLEJO RD, SUITE 100  
 RIVERSIDE, CA 92504  
 PHONE: (951) 507-1000

**DATE:** 10/18/18  
**SCALE:** 1" = 40' (GRAPHIC SCALE)  
**PROJECT:** TENTATIVE PARCEL MAP NO. 37627  
**DATE:** OCTOBER, 2018



**GENERAL NOTES:**  
 1. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
 2. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.  
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 10. THE LAND IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.

**UTILITIES:**  
 WATER: 150 FEET  
 ELECTRIC: 150 FEET  
 GAS: 150 FEET  
 SEWER: 150 FEET  
 TELEPHONE: 150 FEET  
 CABLE: 150 FEET  
 FLOOD: 150 FEET  
 OTHER: 150 FEET

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**REPRESENTATIVE & PREPARED:**  
 ANDREW A. RICHMOND, JR.  
 REGISTERED PROFESSIONAL SURVEYOR  
 1000 CALLEJO RD, SUITE 100  
 RIVERSIDE, CA 92504  
 PHONE: (951) 507-1000

**DATE:** 10/18/18  
**SCALE:** 1" = 40' (GRAPHIC SCALE)  
**PROJECT:** TENTATIVE PARCEL MAP NO. 37627  
**DATE:** OCTOBER, 2018

**LEGEND:**  
 CONTINGENT  
 POINT OF BEGINNING  
 EXISTING CONTOUR  
 CHAIN LINK FENCE  
 WOOD FENCE  
 GATE  
 POLE  
 PUMP  
 WATER METER  
 ELECTRIC METER

**GRAPHIC SCALE:**  
 1" = 40'  
 0 10 20 30 40 50 60 70 80 90 100

**REVISIONS:**  
 NO. DATE DESCRIPTION

Drawn By: [Name]  
 Date Prepared: 10/18/18  
 Scale: 1" = 40'  
 Project: TENTATIVE PARCEL MAP NO. 37627  
 Date: OCTOBER, 2018





# 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

<u>Perris</u>	<u>CA</u>	<u>92571</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Engineer/Representative Name: INLAND VALLEY SURVEYING, INC

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

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

<u>Perris</u>	<u>Ca</u>	<u>92571</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 657-1200      Fax No: ( )

Property Owner Name: Daniel Duenas

Contact Person: Daniel Duenas      E-Mail: dduenas@verizon.com

Mailing Address: 19655 Camino Del Sol

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**

General location (cross streets, etc.): North of \_\_\_\_\_, South of  
Cajalco Road \_\_\_\_\_, East of Day Street \_\_\_\_\_, West of Camino Del Sol \_\_\_\_\_.

**SUBDIVISION PROPOSAL:**

Map Schedule: H Minimum Developable Lot Size: 1.0 Acre  
Number of existing lots: 1 Number of proposed developable lots: 2  
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) 657-1200

Address of site (street name and number if available, and ZIP Code): 19655 Camino Del Sol, Perris 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 317-080-013

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. 37627** – Exempt from the California Environmental Quality Act (CEQA) – Applicant/Owner: Daniel Duenas – Engineer/Representative: Inland Valley Surveying, Inc. – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Easterly of Anderson Road, southerly of Cajalco Road, and westerly of Camino del Sol – 3.62 Acres – Zoning: Light Agriculture – 1 acre min. (A-1-1). A Schedule “H” subdivision of 3.62 gross acres into two (2) single family residential lots with a minimum lot size of 1.61 gross acres and a maximum lot size of 2 gross acres. APN: 317-080-013.

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 January 4, 2021.**

**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 Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto: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 January 4, 2021. A copy of the final decision will be mailed to anyone requesting such notification.

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 20, 2020,

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

APN (s) or case numbers TPM37627 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

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

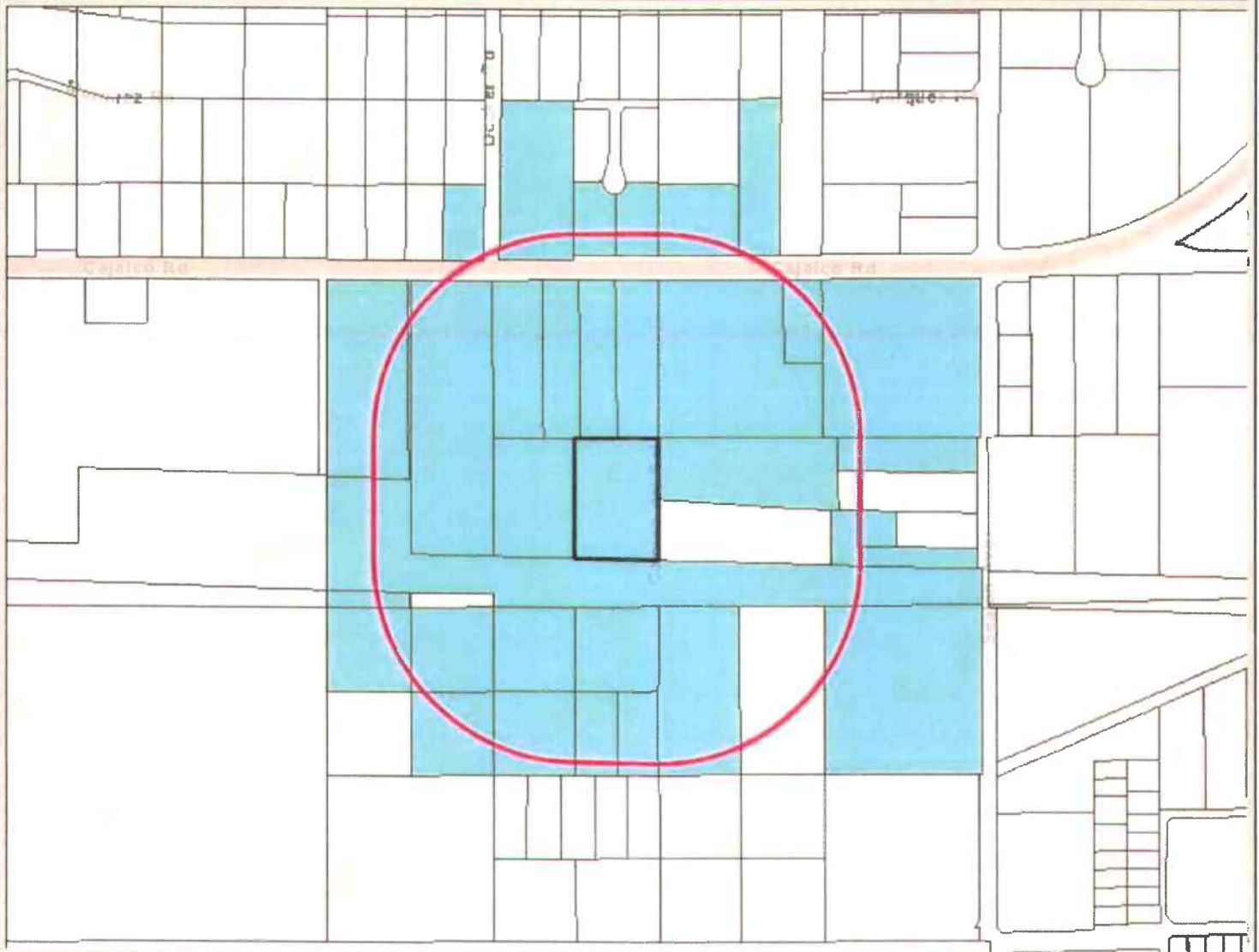
Riverside, Ca. 92502

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



# Riverside County GIS Mailing Labels

TPM37627 ( 800 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map



## Notes



0 752 1,505 Feet



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REPORT PRINTED ON... 11/20/2020 10:11:40 AM

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317050028  
DAVID M. LITTLE  
P O BOX 128  
YERINGTON NV 89447

317080002  
SHREE PROP INC  
23535 PALOMINO DR NO 346  
ROLLING HILLS CA 90274

317080007  
STEPHENS TOMMY ESTATE OF  
4120 WALNUT AVE  
LONG BEACH CA 90807

317090033  
HUONG SEN BUDDHIST TEMPLE  
19865 SEATON AVE  
PERRIS CA 92570

317080021  
PAZ TREVINO  
19641 SEATON AVE  
PERRIS CA 92570

317080031  
FLOYD H. NORRIS  
137 N LARCHMONT BLV  
LOS ANGELES CA 90004

317090002  
DE LA CRUZ FAMILY TRUST DATED 9/24/2019  
22655 CAJALCO RD  
PERRIS CA 92570

317090007  
FELIPE RUBIO  
3708 W 118TH ST  
HAWTHORNE CA 90250

317050053  
MARCO MORENO  
15200 CARRETERA DR  
WHITTIER CA 90605

317050034  
TERESA NUNO  
28040 KALMIA AVE  
MORENO VALLEY CA 92555

317080008  
HENRIETTA L. STEPHENS  
22775 CAJALCO RD  
PERRIS CA 92570

317080029  
JAMES C. PORRAS  
20180 OLEANDER AVE  
PERRIS CA 92570

317090001  
SAVANNAH TEDESCO  
19754 ANDERSON RD  
PERRIS CA 92570

317090004  
PAUL L. BARTLEY  
3553 HUGO ST  
SAN DIEGO CA 92106

317090008  
DE LA CRUZ FAMILY TRUST DATED 9/24/2019  
22655 CAJALCO RD  
PERRIS CA 92570

317050025  
COMMUNITY ASSN OF PERRIS CALIF INC  
P O BOX 1659  
PERRIS CA 92572

317050052  
MARCO MORENO  
15200 CARRETERA DV  
WHITTIER CA 90605

317080003  
JORGE L. HURTADO  
11364 JAMAICA ST  
CYPRESS CA 90630

317080005  
JO LET PROP  
776 HIGHRIDGE ST  
RIVERSIDE CA 92506

317080006  
DONAVON D. RITZ  
480 E MAIN ST  
RIVERSIDE CA 92507

317080019  
MAN KAM CHOW  
2181 TURNBULL CANYON RD  
HACIENDA HEIGHTS CA 91745

317080028  
CARLOS DANIEL SANCHEZ  
19701 SEATON AVE  
PERRIS CA 92570

317080033  
RIDER SEATON PARTNERS  
2 PARK PLAZA STE 700  
IRVINE CA 92614

317090006  
WILLARD HOWE  
7333 FOXTROTting RD  
SARASOTA FL 34241

317050045  
J GUADALUPE SANDOVAL  
3096 KERRY ST  
SAN BERNARDINO CA 92407

317080014  
ELVA MARTINEZ  
PO BOX 1651  
RIVERSIDE CA 92502

317080023  
VASILIOS RIGAS  
30 POINT LOMA DR  
CORONA DEL MAR CA 92625

317080032  
STEPHEN T. ADAMS  
26 S ARCH ST  
JANESVILLE WI 53548



317090005  
MIRIAM IRIS CASTRO  
720 E MARKET ST  
LONG BEACH CA 90805

317080030  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

317080013  
DANIEL DUENAS  
19655 CAMINO DEL SOL  
PERRIS CA 92570

317080004  
LEON BRUCE EVANS  
966 W PINE ST APT B  
UPLAND CA 91786

317090003  
FELIPE R. ALVAREZ  
3708 W 118TH ST  
HAWTHORNE CA 90250

317090023  
BARRAGAN FAMILY REVOC LIVING TRUST DTD  
PO BOX 33483  
RIVERSIDE CA 92519

**Applicant/Owner:**

Daniel Duenas  
19655 Camino Del Sol  
Perris, CA 92570

**Non-County Agencies:**

**Applicant/Owner:**

Daniel Duenas  
19655 Camino Del Sol  
Perris, CA 92570

**Engineer/Rep:**

Inland Valley Surveying, Inc.  
c/o Miguel Villasenor  
130 West Walnut Avenue, Suite A-5  
Perris, CA 92571

**Engineer/Rep:**

Inland Valley Surveying, Inc.  
c/o Miguel Villasenor  
130 West Walnut Avenue, Suite A-5  
Perris, CA 92571

**Owner:**

Same as Applicant

**Owner:**

Same as Applicant



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Tentative Parcel Map No. 37627

Project Location: The project is located east of Anderson Rd. south of Calalco Rd. and west of Camino del Sol. The project is within the Mead Valley Area Plan (APN: 317-080-013).

Project Description: Tentative Parcel Map No. 37627 is a Schedule "H" subdivision of 3.62 gross acres into two (2) single-family residential lots with a minimum lot size of 1.61 gross acres and a maximum lot size of 2 gross acres ("Project").

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)  Categorical Exemption (15315)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  Other \_\_\_\_\_

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in 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 will be into two parcels on a site that has a zoning classification of Light Agriculture, 1 Acre Minimum (A-1-1) and is currently developed with two existing single-family residences. The project will create two legal parcels which will meet the A-1-1 zone development standards as set forth in Ordinance No. 348 and allowable land uses for the Rural Community - Very Low Density Residential (RC-VLDR) land use designation as set forth in the Mead Valley Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required, and 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 and the parcel does not have an average slope greater than 20 percent. In regards to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Perris is located approximately 0.86 miles to the east and has a population of 68,386 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.



Gabriel Villalobos  
County Contact Person

951 955-6184  
Phone Number

*Gabriel Villalobos*  
Signature

Contract Planner  
Title

2/1/2021  
Date

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

Please charge deposit fee case # \_\_\_\_\_

Please charge deposit fee case#: CFW200028

**FOR COUNTY CLERK'S USE ONLY**