

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



**ITEM: 1.2**  
(ID # 16863)

**MEETING DATE:**  
Tuesday, July 27, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File of the Planning Commission's Decision as Stated in the Report of Actions. All Districts. [\$0]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the Planning Commission cases acted on by the Planning Commission on May 5, 2021, May 19, 2021, June 2, 2021, and June 16, 2021, as proposed at hearing as stated in the Report of Actions.

**ACTION:Consent**

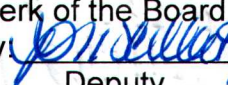
  
John Hildebrand, Planning Director 7/15/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: July 27, 2021  
xc: Planning

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>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

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

**BACKGROUND:**

**Summary**

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Planning Commission heard and approved the proposed cases as listed in the Report of Actions dated **May 5, 2021, May 19, 2021, June 2, 2021, and June 16, 2021.**

**Board Action**

The Planning Commission’s decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days from the date the action was taken at the Planning Commission.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County’s Planning Department website here:

<https://planning.rctlma.org/Public-Hearings>.

**ATTACHMENTS (if needed, in this order):**

- A. PLANNING COMMISSION REPORT OF ACTIONS – MAY 5, 2021**

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

- B. PLANNING COMMISSION REPORT OF ACTIONS – MAY 19, 2021
- C. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 2, 2021
- D. PLANNING COMMISSION REPORT OF ACTIONS – JUNE 16, 2021

  
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Jason Farin, Principal Management Analyst 7/21/2021





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**Date:** July 1, 2021

**RE:** TENTATIVE PARCEL MAP NO. 37814

**From:** Project Planner – Gabriel Villalobos

**To:** John Hildebrand – Planning Director

**TENTATIVE PARCEL MAP NO. 37814** – CEQ190103 – Applicant: Manuel B. Martinez – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 ac min.) – Location: North of Elmwood St, East of Haines St, South of Oakwood St, West of Brown St – 2.29 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **PROJECT DESCRIPTION:** A Schedule “H” subdivision of 2.52 gross acres into 2 single family residential lots with a minimum lot size of 1 gross acre and a maximum lot size of 1.52 gross acres – APN: 318-160-024 – **BBID: 929-571-534**

On April 22, 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>	TPM37814	<b>Applicant(s):</b>	
<b>Environmental:</b>	Exempt – Section 15315	<b>Manuel B. Martinez</b>	
<b>Area Plan:</b>	Mead Valley	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Mead Valley District	<b>ACE Group, Inc.</b>	
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>Project APN(s):</b>	321-160-024		

*John Hildebrand*

John Hildebrand  
Planning Director

## PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37814 (TPM37814) is a Schedule "H" subdivision of 2.52 gross acres into 2 single family residential lots with a minimum lot size of 1 gross acre and a maximum lot size of 1.52 gross acres ("Project").

The project is located north of Elmwood St, east of Haines St, south of Oakwood St, and west of Brown St.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

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

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

**APPROVE TENTATIVE PARCEL MAP NO. 37814**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

## PROJECT DATA

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

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



**TENTATIVE PARCEL MAP NO. 37814**

<b>Surrounding General Plan Land Uses</b>	
North:	Very Low Density Residential (RC-VLDR) (1 ac min.)
East:	Very Low Density Residential (RC-VLDR) (1 ac min.)
South:	Very Low Density Residential (RC-VLDR) (1 ac min.)
West:	Very Low Density Residential (RC-VLDR) (1 ac min.)
<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:	Residential
East:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.52 acres	
Proposed Minimum Lot Size:	1 acres	1 acre
Total Proposed Number of Lots:	2 lots	
Map Schedule:	Schedule "H"	

**Parking:**

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

**Located Within:**

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – #117
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible



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

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Site Characteristics:

The Project site is a 2.52-acre parcel that currently has 3 existing residences on site. The Project proposes to subdivide the existing parcel into two (2) new parcels ranging in size from 1.52 acres to 1 acre. Both parcels are proposed to be orientated towards Oakwood Street which will be improved with a 32' part-width AC pavement (20' on the project side and 12' over the street centerline). In addition, a trail is designated along Oakwood Street and a fourteen (14') foot community trail easement has been provided by the applicant for the General Plan designated trail. The subject site is generally flat and the grade flows northerly towards the back of the proposed lots.

Regarding the existing residential structures onsite, all three are mobile home units and only two of three are permitted through Building Permit Nos. BMR160629 and BZA008480. The project will be conditioned,



prior to final map recordation, to have building permits applied for the third unpermitted mobile home to be legalized.

Zoning/Development Standards:

No construction is proposed as part of the project and only APN 318-160-024 is being subdivided as part of this proposal. The applicant has demonstrated through the provided site plans that the footprint of the existing structures on each parcel follow the applicable development standards of Ordinance No. 348, specifically for 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:** The minimum lot size for A-1 Zone Classification is 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. The existing zoning is A-1-1 and as such, has a 1-acre minimum lot size requirement. The Project proposes to subdivide 2.52 acres into two parcels ranging in size from 1.52 acres to 1 acre. The project site has been zoned as A-1-1 with a density requirement of a 1 acre minimum, which is met by the proposed lot sizes. The project's shortest lot width proposed is approximately 132 feet, and shortest lot depth of approximately 331 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.
- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The Project site has a General Plan Foundation Component of Rural Community, and a Land Use Designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would range in size from 1.52 acres to 1 acre, thus within the density range for the RC-VLDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot shall be required to provide adequate septic capacity to meet the demands of the proposed land use. The project has been conditioned by the Environmental Health department to provide a percolation report and OWTS plans prior to building permits to ensure proper installation of the septic system. Each single-family residence will be served by the Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 37814 was submitted to the County of Riverside on September 17, 2019.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions). This sections specifically applies division of



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

An "urbanized area" means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. The project is located within an urbanized area zoned for residential, commercial, or industrial use as it is located less than three miles south of the City of Riverside which has an estimated population of 331,360 people as of 2019 and an estimated population density of 4,064 people per square mile which meets and exceeds the threshold for an "urbanized" area. In addition, the project site is located less than three miles west of the City of Perris which has an estimated population of 79,291 people as of 2019 and an estimated population density of 2,512 people per square mile which also exceeds the thresholds for an "urbanized" area. The project also proposes a subdivision into two parcels, is in conformance with both the General Plan and zoning, has no variances or exceptions, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the past 2 years, and the parcel does not have a slope greater than 20 percent. The project has been determined to meet this criteria and therefore, the project would be exempt from CEQA.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

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

### **Entitlement Findings:**

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

Tentative Parcel Map No. 37814 is a proposal to subdivide 2.52-acres into 2 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design, and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because
  - a. General Plan – the project site has a General Foundation Component of Rural Community and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides



for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per one (1) to two (2) acres. The proposed map is consistent with the General Plan as it will subdivide an existing 2.52-acre parcel into two single-family residential lots. Each lot would range in size from 1.52 acres to 1 acre, thus within the density range for RC-VLDR. In addition, the project supports General Plan Principle IV.A.1, which provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

- b. Community/Specific Plan – the project site is not located within a Specific Plan, General Plan, Policy Area, or Community Plan.
  - c. Riverside County Ordinance – the existing Zoning Classification for the project site is Light Agriculture, 1 Acre Minimum (A-1-1), which does allow single-family residences. The development standards for this zoning classification requires a minimum lot size of 20,000 square feet, minimum width of 100 feet, minimum lot depth of 150 feet, 20 foot minimum front yard setback, and a maximum building height of 40 feet. As proposed, each parcel has a width of over 100 feet. The parcel to be subdivided currently has three existing mobile home units on site which have been shown to meet the front, side and rear setback requirements. In addition, the existing buildings also are well below the height limit of 40 feet. The proposed project will conform to the development standards of the A-1-1 Zoning Classification and all other applicable provisions of Ordinance No. 348.
2. The site of the proposed land division is physically suitable for the type of development, as the project site is located in an area that is comprised of single-family residential uses, has access readily available from Oakwood Street and has no environmental constraints that prohibits the proposed residential development
  3. The site of the proposed land division is physically suitable for the proposed density of the development, because the density proposed is compatible with the existing and planned surrounding land uses within the project vicinity and is consistent with the general plan land use designation.
  4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances, and is not located in an area that has been mapped for conservation or adjacent or within an identified habitat area, therefore no impacts to fish or wildlife habitat is anticipated.
  5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the project is located within an area with predominantly residential land uses away from any hazardous sites and is not located in a fault or flood zone but is located within a high fire area. For the purposes of this staff report, the project as proposed will not be likely to cause serious public health problems.
  6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.



- a. **Streets and Street Improvements** - The project will be required to provide at a minimum on Oakwood Street, along project boundary, 32' part-width AC pavement, 20' project side and 12' on the other side of the street centerline. Project conditions of approval will require that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460 as it pertains to streets and street improvements, will be met.
  - b. **Domestic Water** – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from the Eastern Municipal Water District (EMWD). With this condition of approval and the provisions of Ordinance No. 460, 10.13 C, this requirement will be met.
  - c. **Fire Protection Facilities** – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to the issuance of any building permit. Fire Department water system(s) for fire project will be provided in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.
  - d. **Electrical and Communication Facilities** – The proposed project will be serviced by Southern California Edison and Verizon for electrical and communication utilities. The project does not propose the construction of any new electrical or communication facilities. Therefore, this requirement is deemed to be met.
  - e. **Sewage Disposal** – The project has been conditioned to submit a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system to the Health Department prior to the issuance of building permits. On-site septic systems must be approved advanced treatments units with nitrate reductions in accordance with Riverside County Ordinance No. 871. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.
  - f. **Agricultural Land** - The proposed project is not located within an agricultural preserve, or on land that has been designated for agricultural use Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
  - g. **Exceptions** – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the proposed project has been designed in such a way to ensure there will be no conflict with providing accessibility.
  8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Light Agriculture, 1 Acre Minimum (A-1-1). The minimum lot size for A-1-1 Zone Classification is 1 acre, or 43,560 square feet. The Project proposed to subdivide



2.52 acres into two parcels ranging in size from 1.52 acre to 1 acre. The minimum average lot width for the A-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's smallest lot width proposed is approximately 132 feet, and approximately 331 feet in lot depth. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

**Development Standards Findings:**

1. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved. The existing structures located on the project site are below the 40-foot height requirement.
2. Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. The smallest proposed lot size is listed as 1 acre or approximately 43,560 square feet, with a minimum lot width of 132 feet and a minimum lot depth of 331 feet.
3. The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
4. 2 spaces shall be provided for off-street vehicle parking for all single-family residences.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of 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 January 16, 2020 was determined by the ALUC Director to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
4. AB 52 / SB 18 – the project has been deemed CEQA exempt by planning staff and as such is not subject to AB 52 / SB 18.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

**APPEAL INFORMATION**

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

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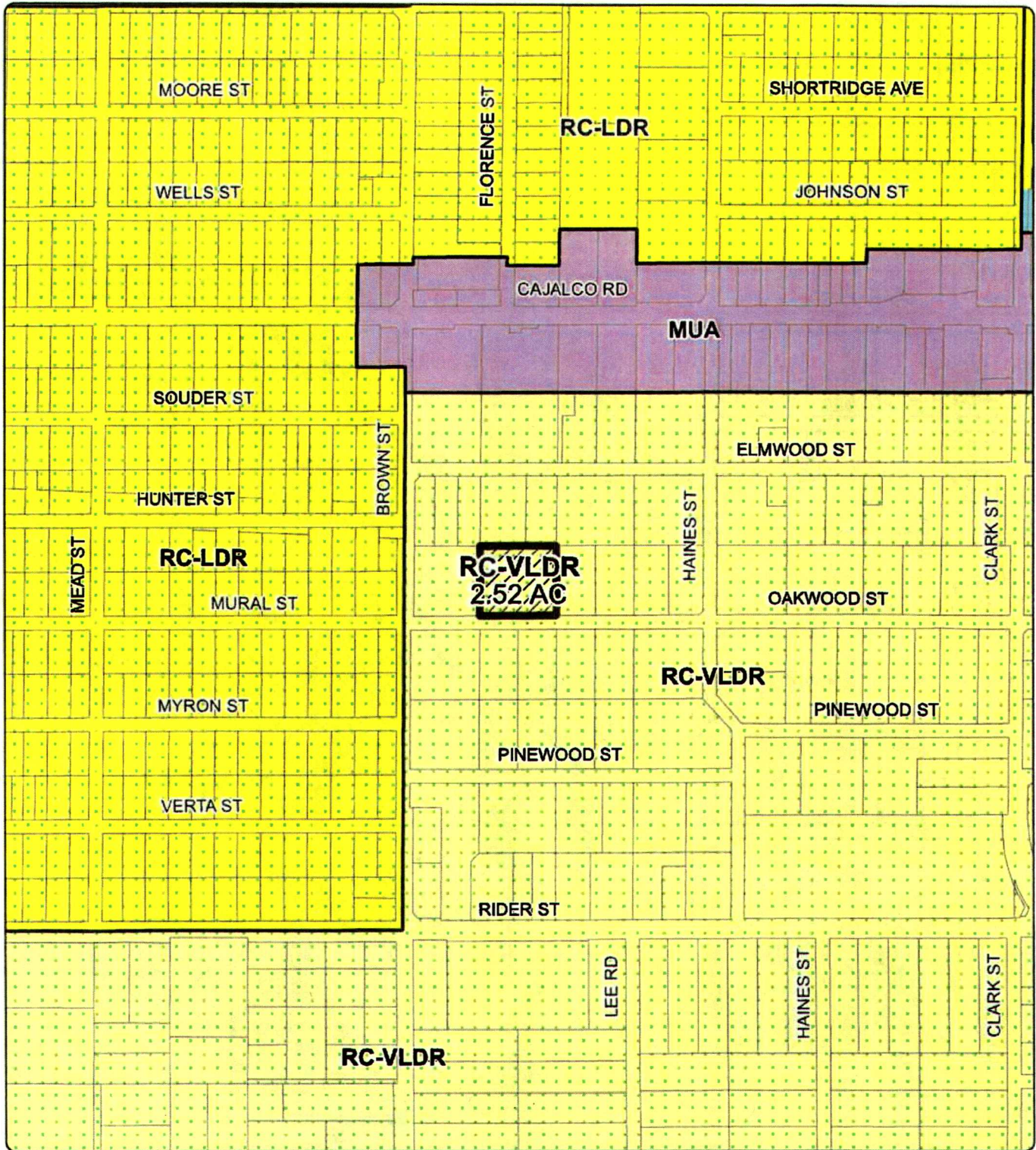
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37814

### EXISTING GENERAL PLAN

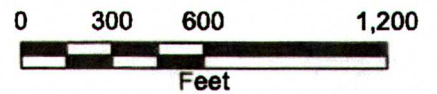
Supervisor: Jeffries  
District 1

Date Drawn: 04/01/2021  
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37814

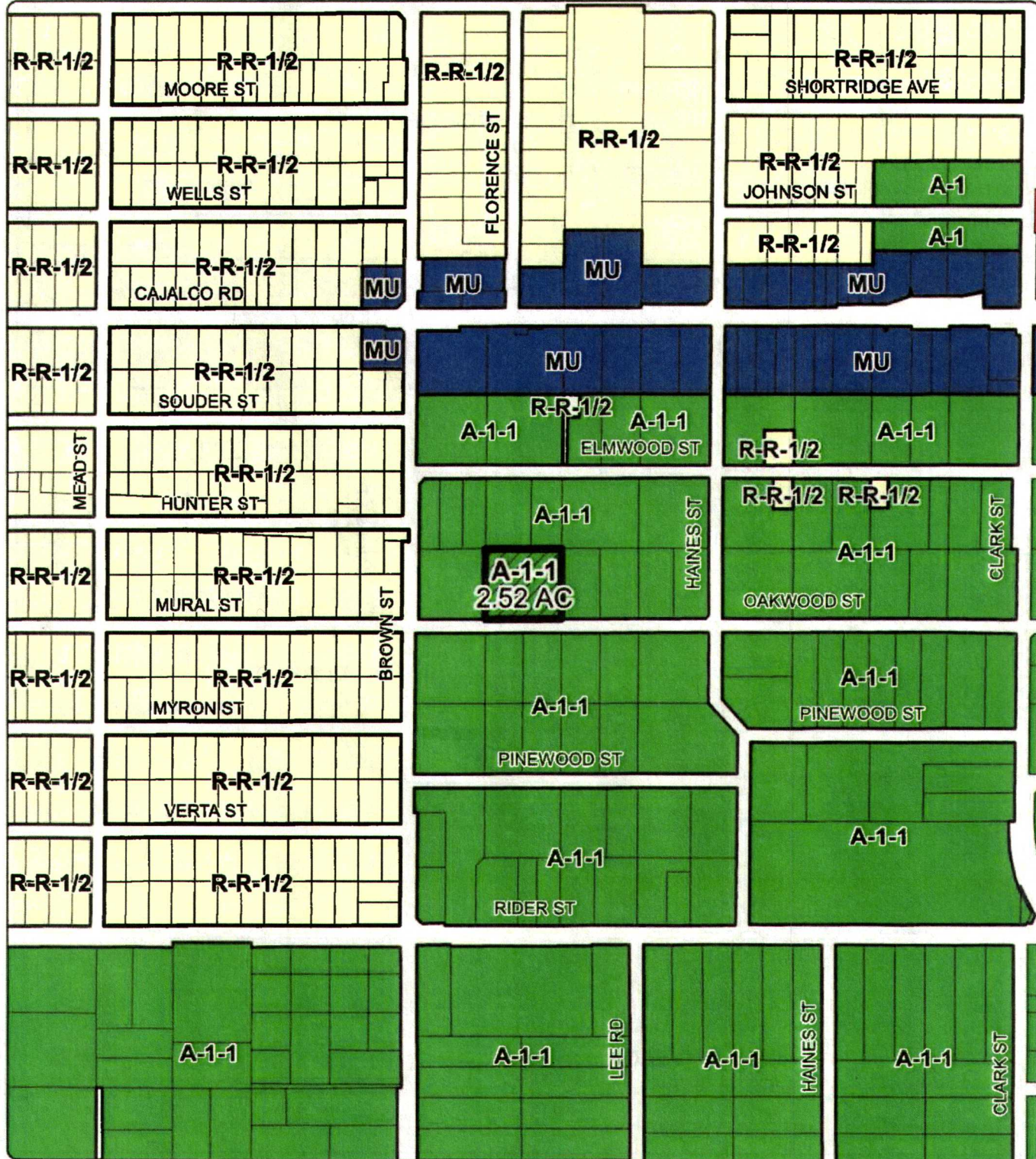
### EXISTING ZONING

Supervisor: Jeffries

District 1

Date Drawn: 04/01/2021

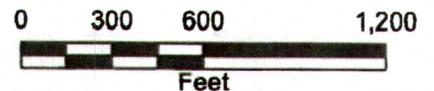
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen

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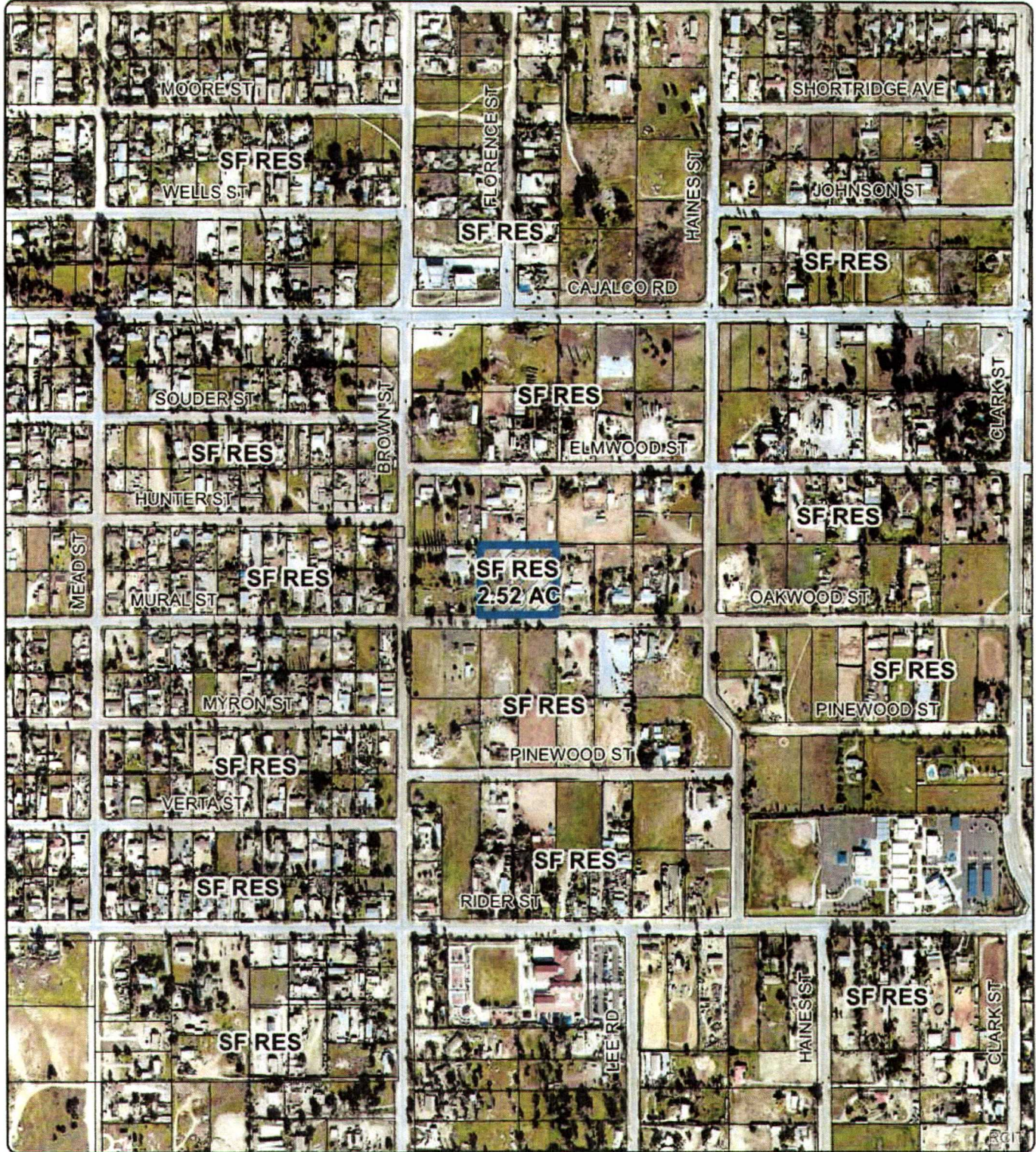
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37814

### LAND USE

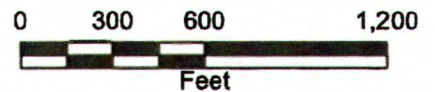
Supervisor: Jeffries  
District 1

Date Drawn: 04/01/2021  
Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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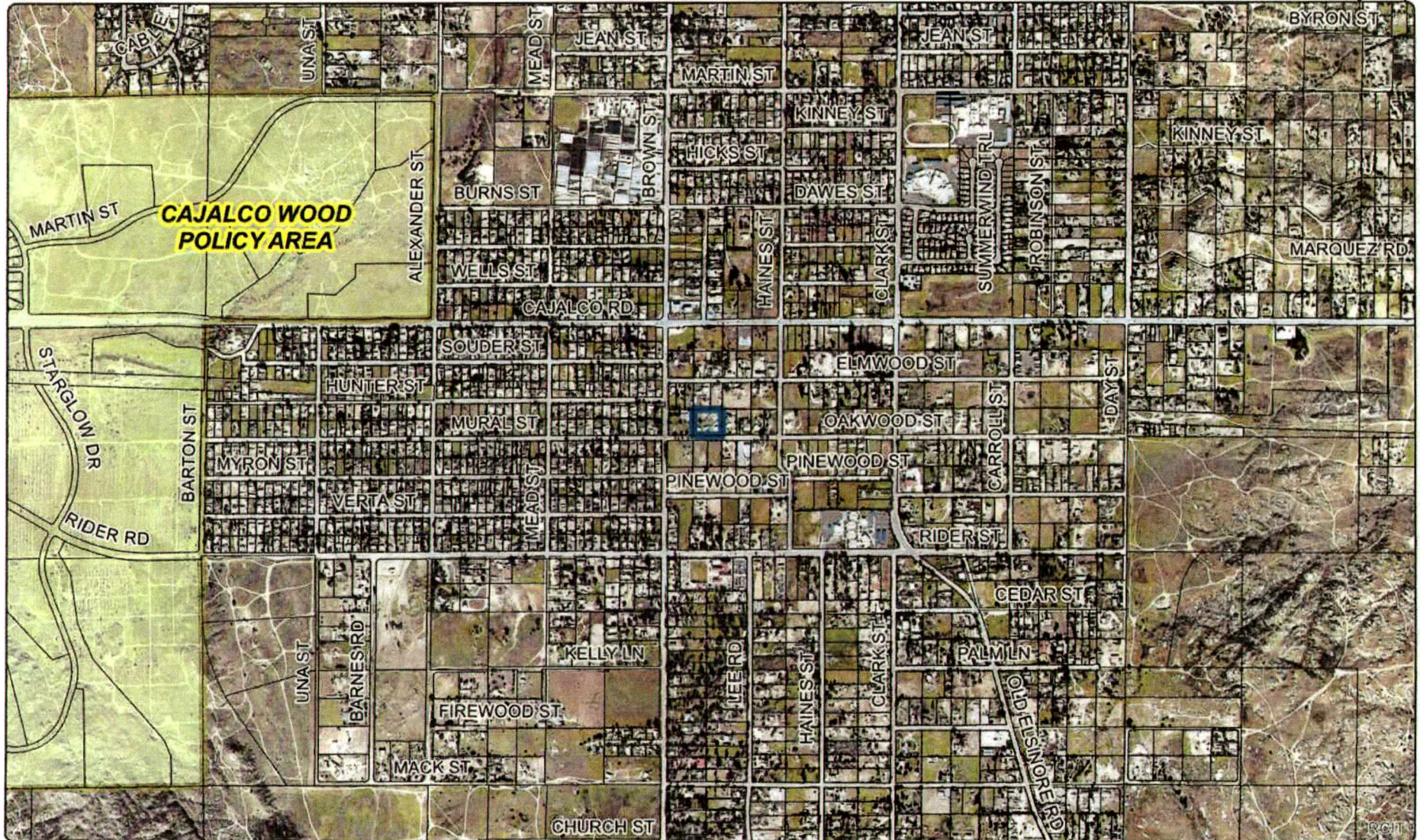


# RIVERSIDE COUNTY PLANNING DEPARTMENT TPM37814

Supervisor: Jeffries  
District 1

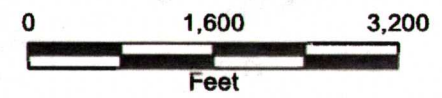
## VICINITY/POLICY AREAS

Date Drawn: 04/01/2021  
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>









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

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



07/01/21, 1:37 pm

TPM37814

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37814. 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 TPM37814 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 TPM37814, 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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### **Advisory Notification. 2            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37814) 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. 37814 (TPM37814) is a Schedule "H" subdivision of 2.52 gross acres into 2 single family residential lots with a minimum lot size of 1 gross acre and a maximum lot size of 1.52 gross acres ("Project").

The project is located north of Elmwood St, east of Haines St, south of Oakwood St, and west of Brown St.

#### **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. 37814, dated 12/7/2019.

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 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 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1

#### ECP COMMENTS

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

### Fire





## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 1

#### ALUC Conditions

1. Any new outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the proposed lots and tenants of any dwelling 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.
4. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; waste water management facilities; incinerators; and hazards to flight.
6. 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 issuance of building permit for any additional new structures exceeding 11 feet in height, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

### Planning-CUL



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

**Planning-CUL. 1                      Human Remains (cont.)**

**Planning-CUL. 1                      Human Remains**

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

**Planning-CUL. 2                      Unanticipated Resources**

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

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

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

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

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

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

### Transportation

**Transportation. 1                      STANDARD INTRODUCTION**

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1

#### STANDARD INTRODUCTION (cont.)

4. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.



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50. Prior To Map Recordation

Flood

050 - Flood. 1                      ADP Fee Notice                      Not Satisfied

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

**NOTICE OF DRAINAGE FEES**

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

Planning

050 - Planning. 1                      Mobile Home Permitting                      Not Satisfied

Prior to final map recordation, the applicant shall submit an application to the Building & Safety Department for the unpermitted mobile home located on site. The building shall be inspected and brought into compliance with building codes. Once the final map has been recorded the final building permit can be issued for the mobile home.

Regional Parks and Open Space

050 - Regional Parks and Open Space Community Trail Easement                      Not Satisfied

Offer of Dedication

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Community Trail easement shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County.

Survey

050 - Survey. 1                      EASEMENT                      Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

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

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

A notarized letter of permission and/or recorded easement from the affected property owners or



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60. Prior To Grading Permit Issuance

BS-Grade

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

easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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

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

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

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

Flood

060 - Flood. 1                      ADP Fee - Map                      Not Satisfied

TPM 37814 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning-EPD

060 - Planning-EPD. 1                      30-Day Burrowing Owl Precon 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 Rigo Caballero at rcaballero@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



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## 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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

### Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

#### PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn



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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

will immediately notify the County Geologist of the discovery.

7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

9. Procedures and protocol for collecting and processing of samples and specimens.

10. Fossil identification and curation procedures to be employed.

11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

12. All pertinent exhibits, maps and references.

13. Procedures for reporting of findings.

14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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



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80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

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

E Health

080 - E Health. 1                      OWTS Plans                      Not Satisfied

A set of two detailed site plans drawn to a proper scale showing proposed subsurface sewage disposal system. Please include a floor plan to ensure proper septic tank sizing.

080 - E Health. 2                      Percolation Report                      Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A current "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

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

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



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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      Prior to permit (cont.)                      Not Satisfied

080 - Fire. 2                      Prior to permit                      Not Satisfied

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

1. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads/driveways shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

Flood

080 - Flood. 1                      ADP Fee - Map                      Not Satisfied

TPM 37814 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Transportation

080 - Transportation. 1                      ENCROACHMENT PERMIT                      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-of-way, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

080 - Transportation. 2                      RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS                      Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

This condition applies WQMP is required, but a grading permit is not required.

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a



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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1                      E Health Clearance                      Not Satisfied

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

Transportation

090 - Transportation. 1                      RCTD-CWQ - CONDITIONAL WQMP COMPLETION                      Not Satisfied

WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2                      WRCOG TUMF                      Not Satisfied

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





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 16, 2020

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

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

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

**(VIA HAND DELIVERY)**

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

File No.: ZAP1397MA19  
Related File No.: PM37814 (Tentative Parcel Map)  
APN: 318-160-024

Dear Mr. Villalobos:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37814 (Tentative Parcel Map), a proposal to divide 2.52 gross acres (2.29 acres net recorded lot size) located on the northerly side of Oakwood Street, westerly of Haines Street and easterly of Brown Street, into two residential lots. There are currently two homes on the property that will be included on one of the proposed lots. The second lot would be made available for development of a residence.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 17,584 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review is required for any structures with a top of roof exceeding 1,663 feet AMSL. The project site elevation is 1,652 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division; however, such review will be required prior to construction of new buildings or any other structures on the parcels that exceed 11 feet in height. A condition has been included requiring that the permittee obtain a “Determination of No Hazard to Air Navigation” letter from the FAA OES prior to issuance of building permits for any such new structures on the property.

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



## **AIRPORT LAND USE COMMISSION**

1. Any new outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the proposed lots and tenants of any dwellings thereon, 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 the 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.
4. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; and hazards to flight.
6. 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.



## AIRPORT LAND USE COMMISSION

7. Prior to issuance of building permits for any new structures exceeding 11 feet in height, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Manuel Martinez (applicant/landowner)  
ACE Group Inc. (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Doug Waters, Chief Environmental Flight, March Air Reserve Base  
ALUC Case File

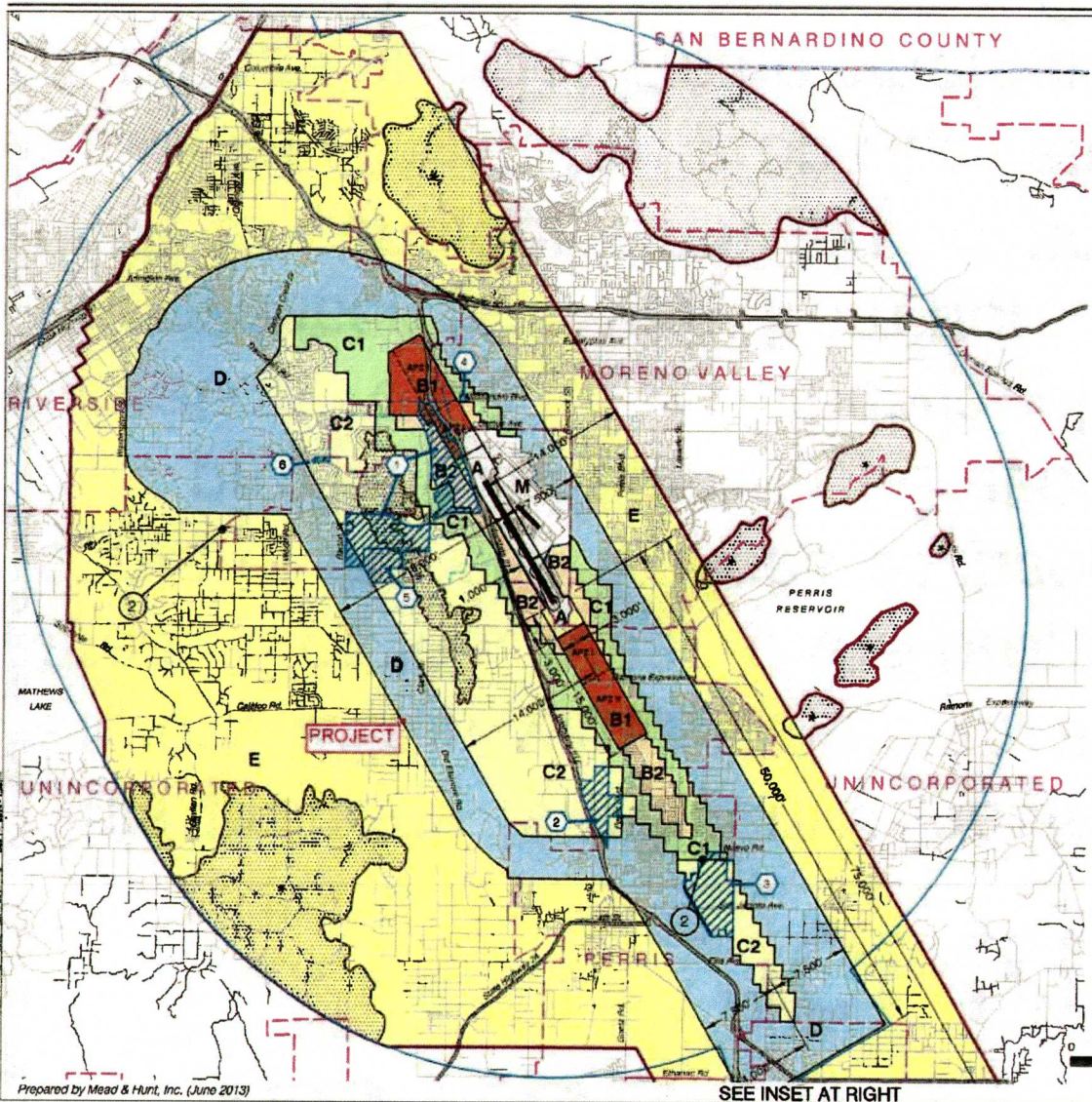
Y:\AIRPORT CASE FILES\March\ZAP1397MA19\ZAP1397MA19.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

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





**LEGEND**

**Compatibility Zones**

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

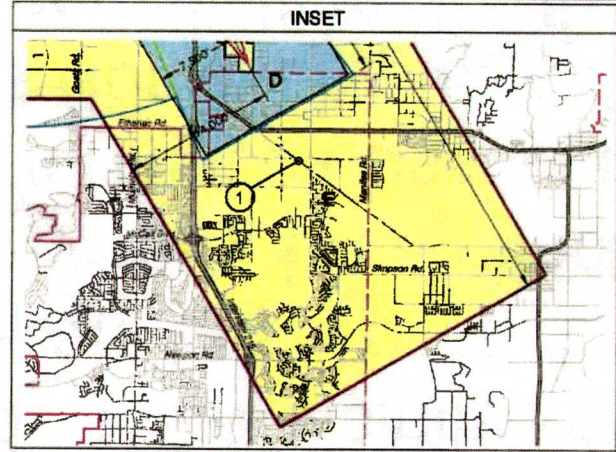
**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits

Site-Specific Exceptions (existing local agency commitments to development projects)

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

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



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

Map MA-1

**Compatibility Map  
March Air Reserve Base / Inland Port Airport**

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



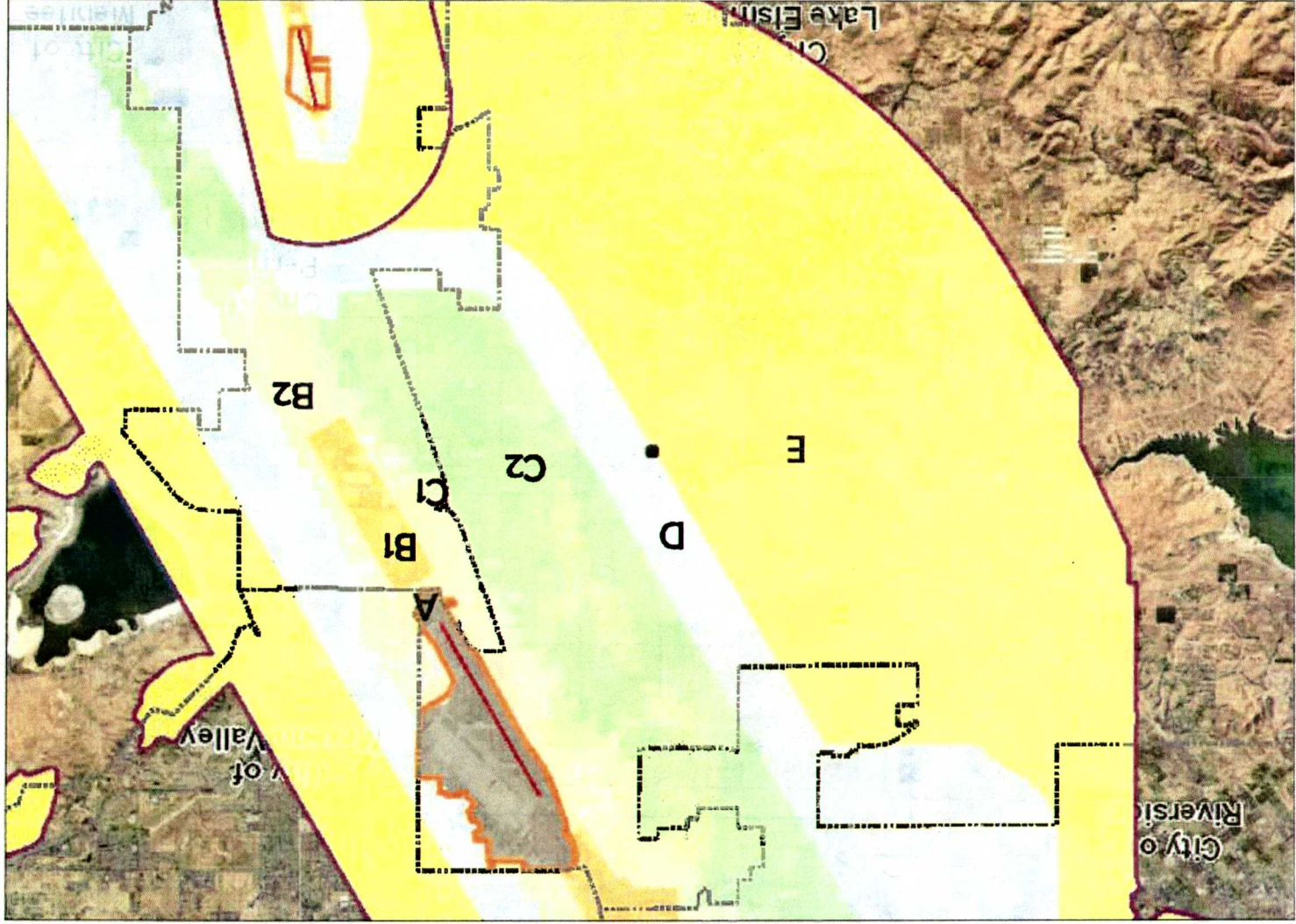
Base map source: County of Riverside 2013

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

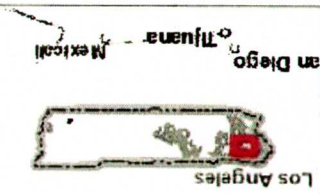
SEE INSET AT RIGHT



# Map My County Map



- Legend**
- Airports
  - Runways
  - Airport Influence Areas
  - Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

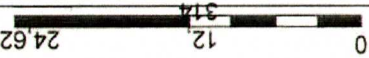


**Notes**

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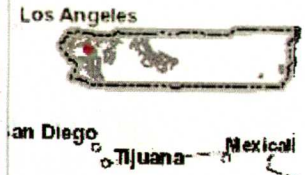
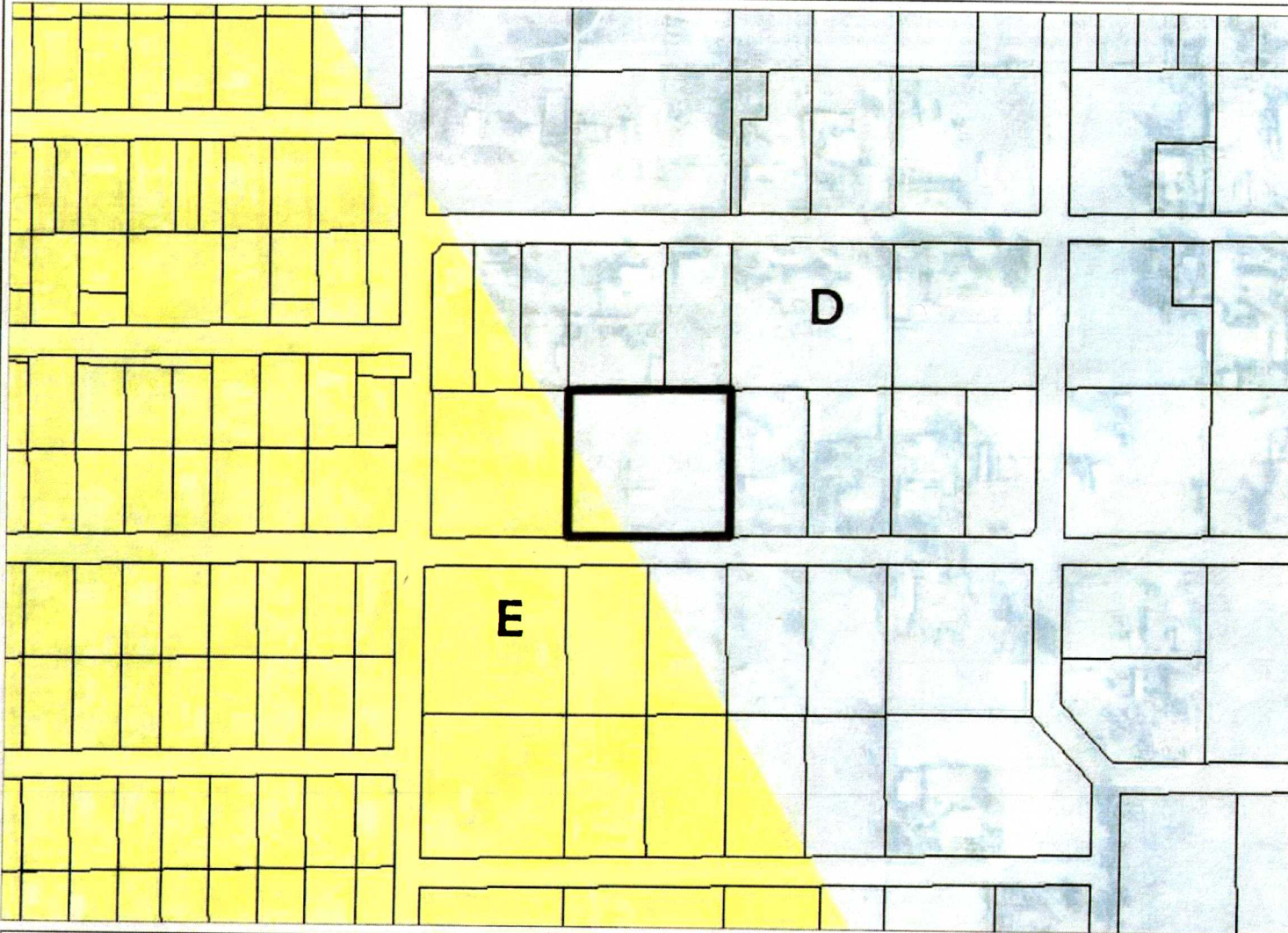
24,629 Feet



REPORT PRINTED ON... 1/8/2020 8:05:49 AM  
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# Map My County Map



## Legend

- Parcels
- 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



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0 385 770 Feet

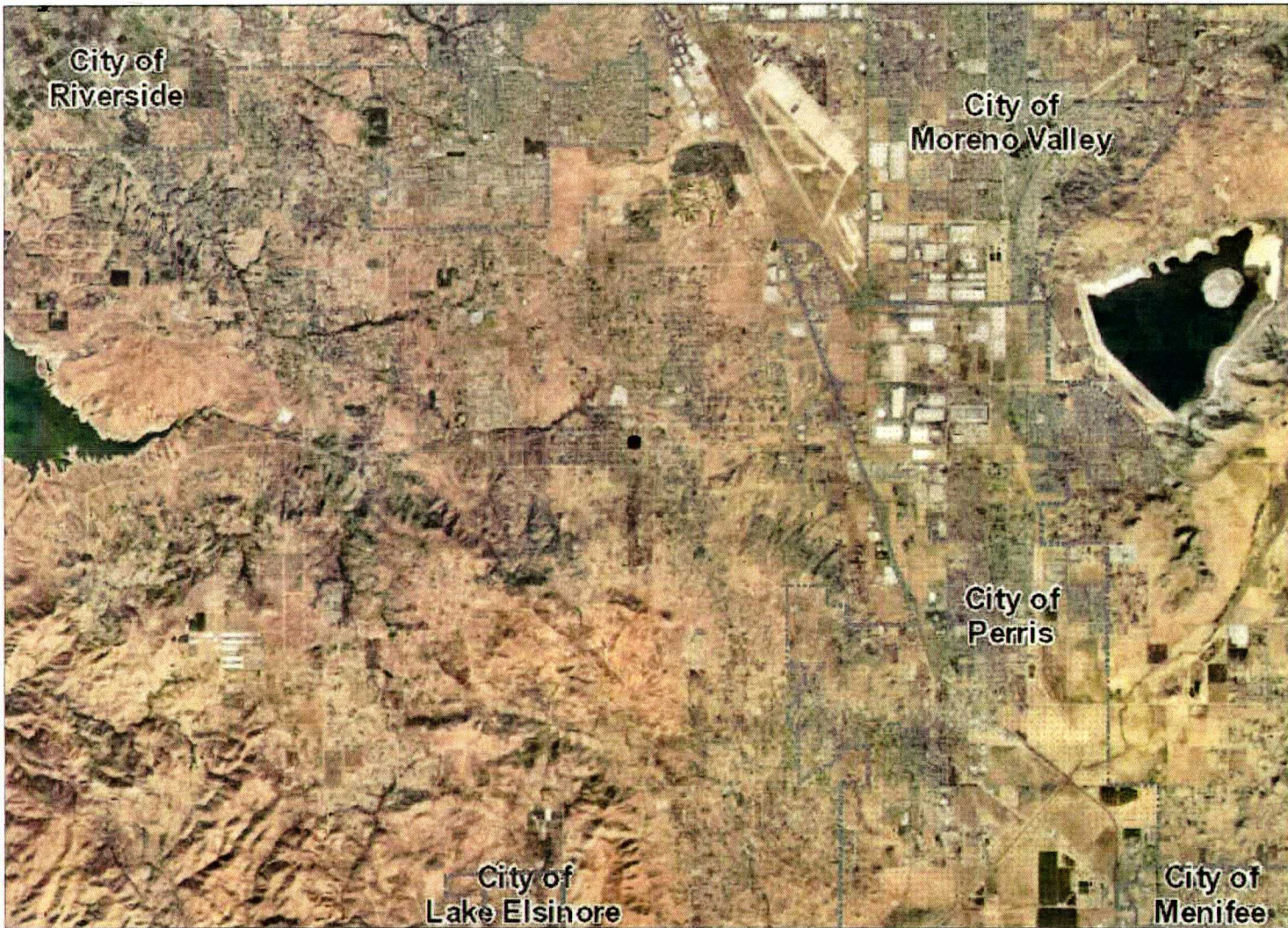
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## Notes



# Map My County Map



## Legend

-  City Areas
-  World Street Map



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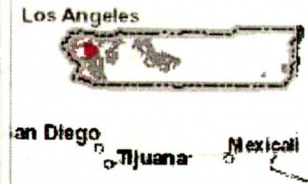
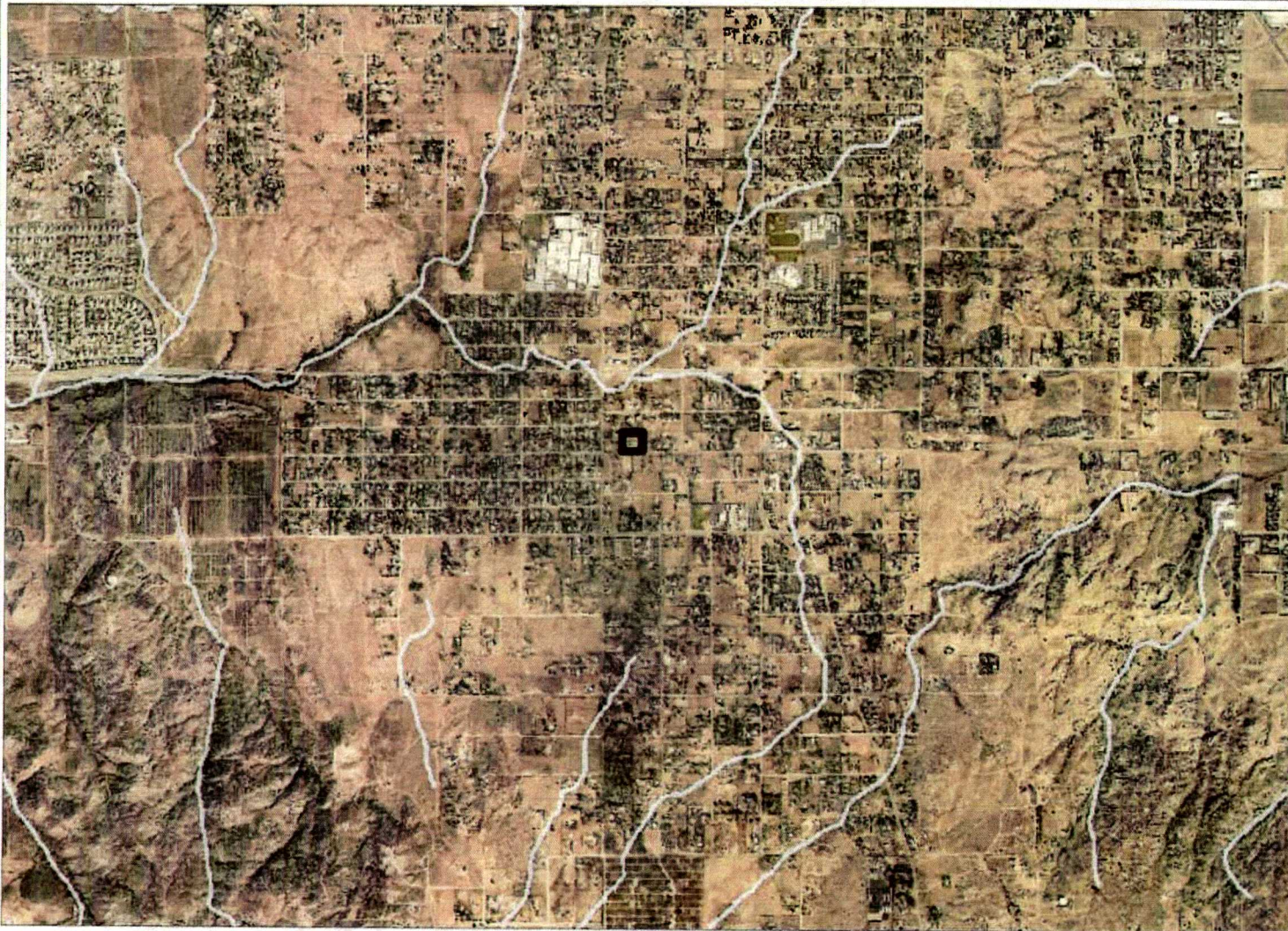
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## Notes



# Map My County Map



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



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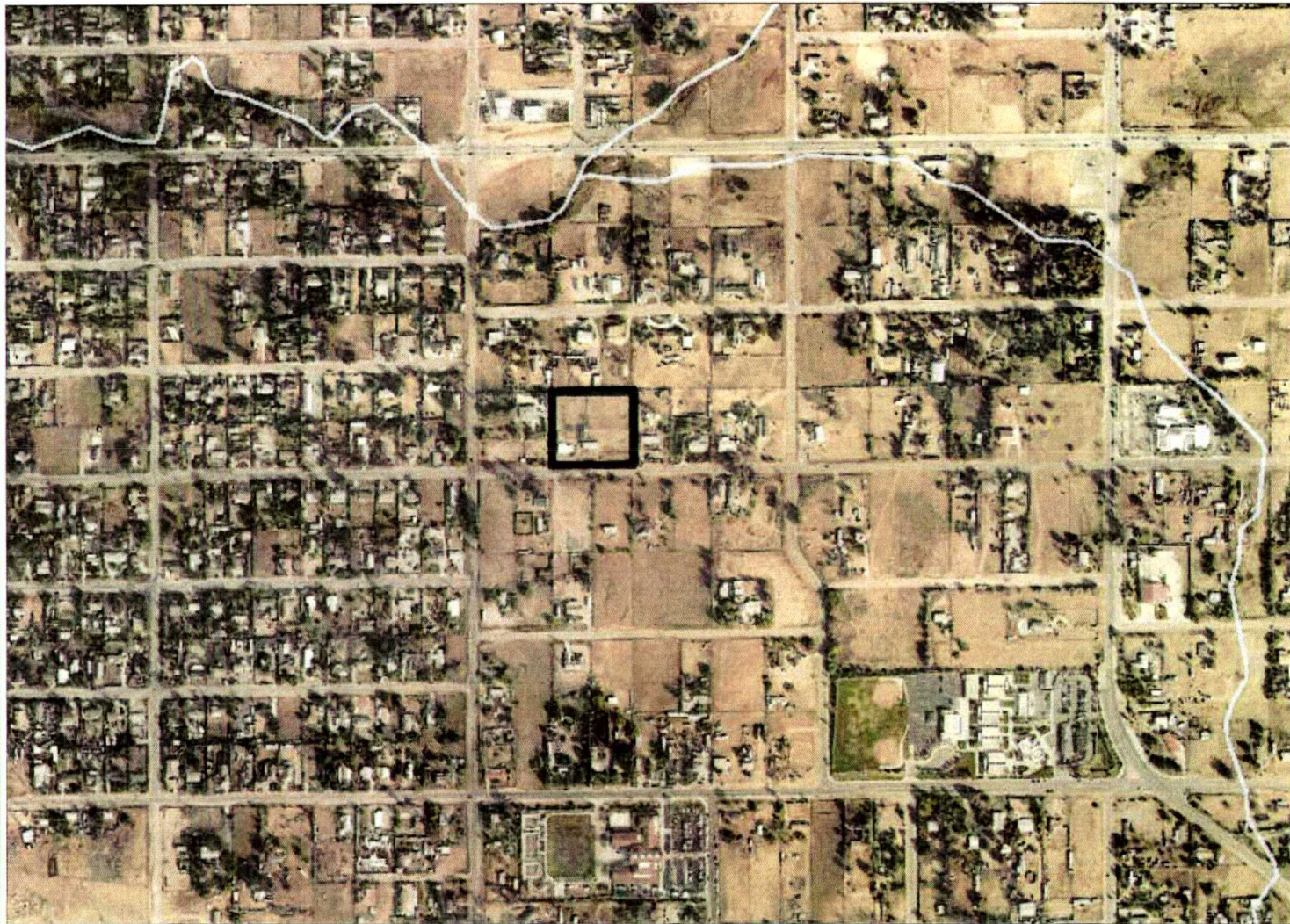
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## Notes



# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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0 770 1,539 Feet

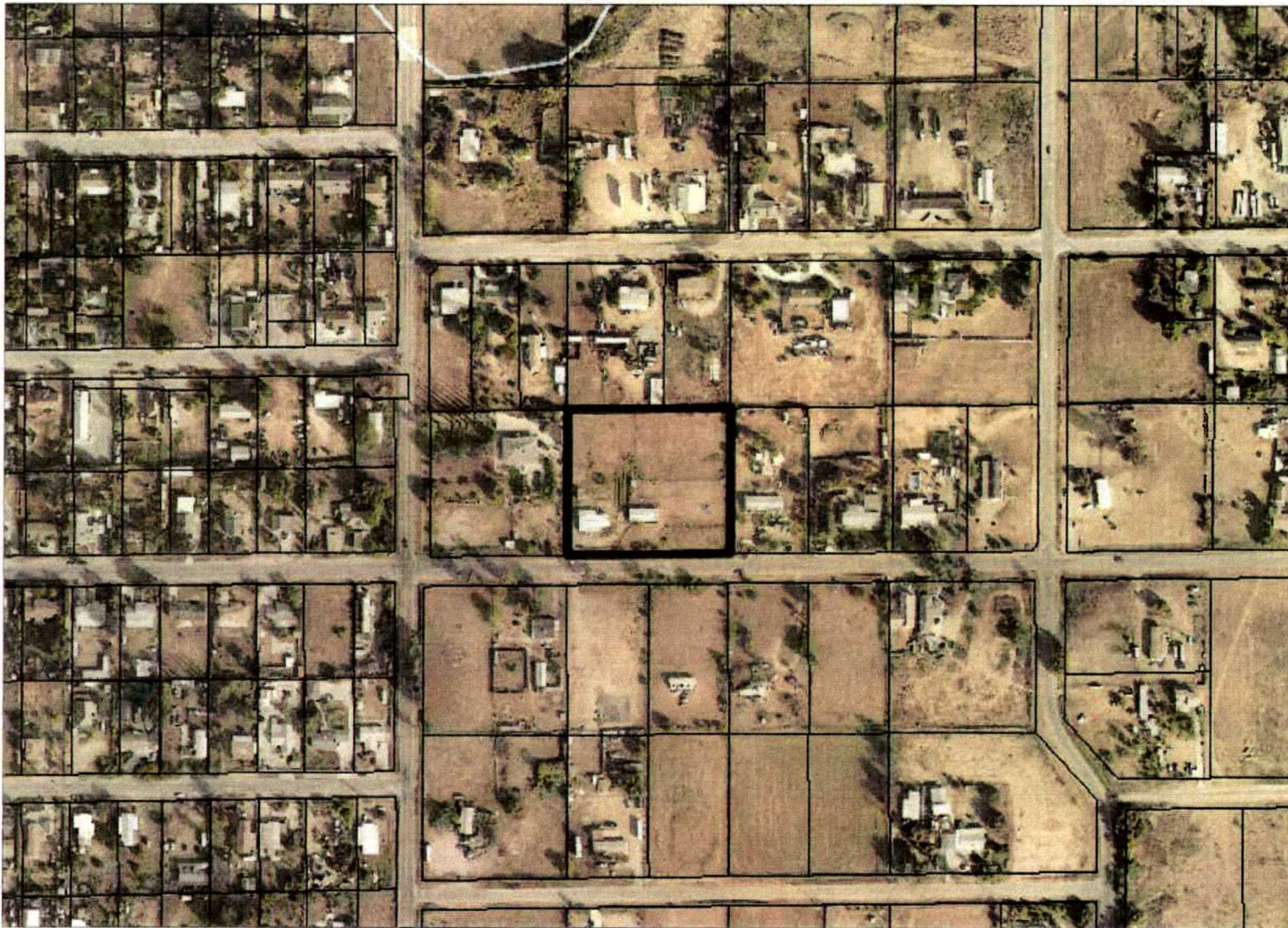
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## Notes



# Map My County Map



## Legend

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



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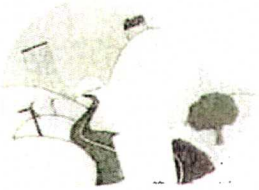
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## Notes









# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Manuel B. Martinez

Contact Person: SAME      E-Mail: cali\_burden@yahoo.com

Mailing Address: 21841 OLEANDER AV.  
PERRIS      CA      92570  
City      State      ZIP

Daytime Phone No: (951) 206-4926      Fax No: (951) 443-0329

Engineer/Representative Name: \_\_\_\_\_

Contact Person: SAME AS ABOVE      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City      State      ZIP

Daytime Phone No: ( ) \_\_\_\_\_      Fax No: ( ) \_\_\_\_\_

Property Owner Name: MANUEL MARTINEZ

Contact Person: SAME      E-Mail: \_\_\_\_\_

Mailing Address: 21841 OLEANDER AVE, PERRIS, CA 92570

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

PERRIS CA 92570  
City State ZIP  
Daytime Phone No: (951) 206-4426 Fax No: ( )

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Manuel B. Martinez Manuel B. Martinez  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 318-160-024  
Approximate Gross Acreage: 2.52 GROSS



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of DAKWOOD ST., South of CAJALCO RD, East of BROWN ST., West of HAINES ST.

**SUBDIVISION PROPOSAL:**

Map Schedule: \_\_\_\_\_ Minimum Developable Lot Size: \_\_\_\_\_  
Number of existing lots: \_\_\_\_\_ Number of proposed developable lots: \_\_\_\_\_  
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) N/A EIR No. (if applicable): 0.84

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: ROD ARSALAN

Address: 750 S. LINCOLN AVE #104-167, CORONA, CA

Phone number: 951-272-8181

Address of site (street name and number if available, and ZIP Code): 21120 OAKWOOD ST, PERDUE CA 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 318-160-024

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

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: [Signature] Date 9/9/19

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

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



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you 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. 37814** – Exempt from the California Environmental Quality Act (CEQA) – CEQ190103 – Applicant: Manuel B. Martinez – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Min.) – Location: Northerly of Elmwood Street, easterly of Haines Street, southerly of Oakwood Street, and westerly of Brown Street – 2.29 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1). A Schedule "H" subdivision of 2.52 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre and a maximum lot size of 1.52 gross acres. APN: 318-160-024.

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.

**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.

Any person wishing to comment or request a public hearing on the proposed project may submit their comments or requests in writing to the Planning Department at the address listed above, **no later than 5:00 p.m. on April 22, 2021.**

For further information regarding this project, please contact Gabriel Villalobos, Project Planner, 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.



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on April 01, 2021,

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

APN (s) or case numbers TPM37814 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

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

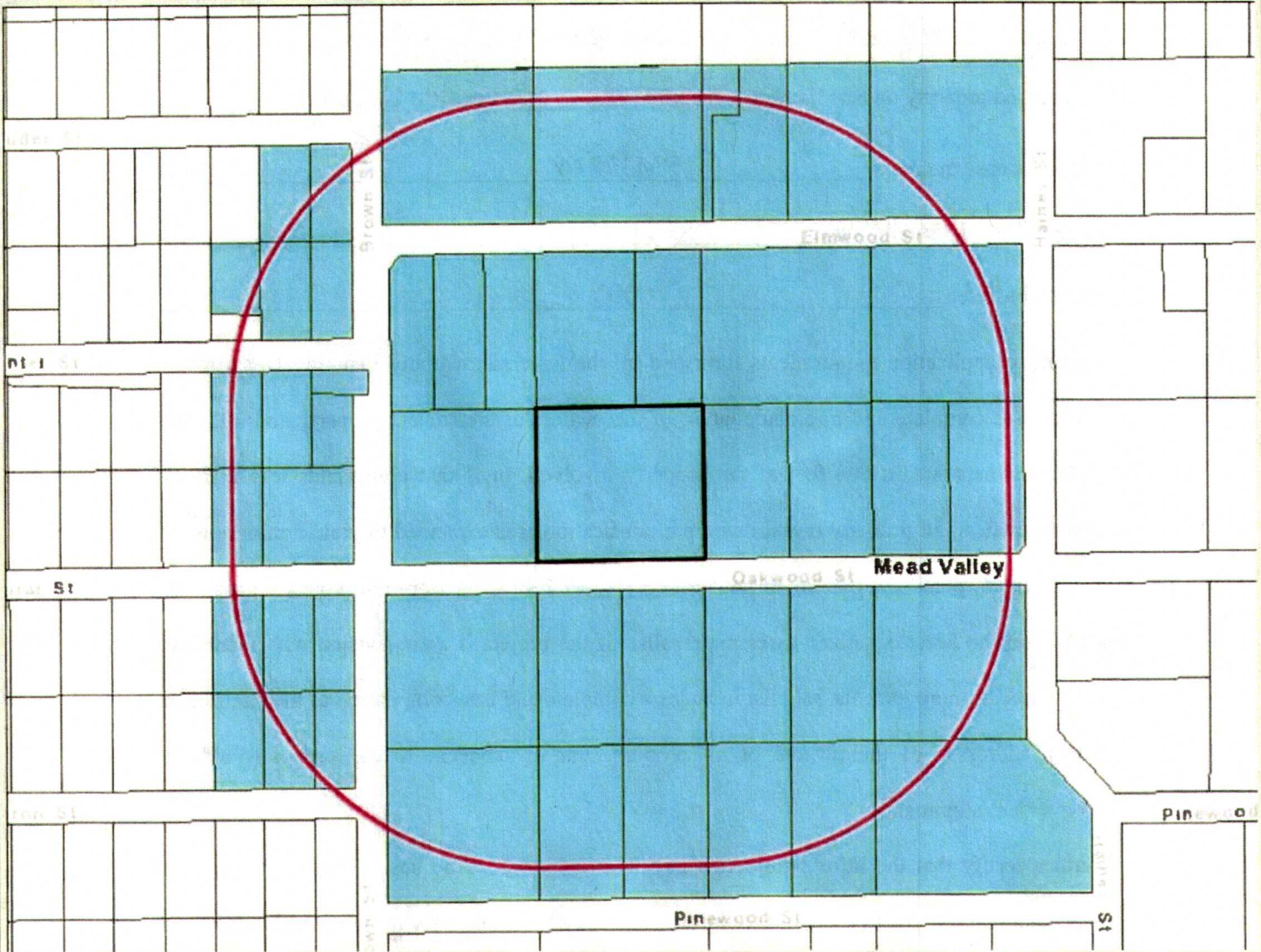
Riverside, Ca. 92502

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







# Riverside County GIS Mailing Labels

TPM37814 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 376 752 Feet

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318160027  
JUAN GARCIA  
609 S NEWELL AVE  
FULLERTON CA 92832

318160028  
JESUS CORTEZ  
21170 OAKWOOD ST  
PERRIS CA 92570

319172011  
WILLIE J. PERRY  
1331 W BRAZIL ST  
COMPTON CA 90220

319172027  
GUADALUPE CUEVAS MENCHACA MARIA  
20953 MURAL ST  
PERRIS CA 92570

319171038  
ROSALVA MUNOZ  
20971 HUNTER ST  
PERRIS CA 92570

319172033  
EVERARDO REYES  
20990 MYRON ST  
PERRIS CA 92570

319182052  
TIMOTHY HOWARD ARCHER  
28579 CONNECTICUT DR  
CANYON LAKE CA 92587

319182050  
NORMA Y. PACHECO  
20950 HUNTER ST  
PERRIS CA 92570

319171050  
ABEL CASILLAS  
20944 MURAL ST  
PERRIS CA 92570

319171031  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

318160036  
CAYETANO U. URREA  
21138 ELMWOOD ST  
PERRIS CA 92570

318171010  
JOSE LUIS HERNANDEZ  
21130 PINWOOD ST  
PERRIS CA 92570

319182015  
LORENZO CORONA GARCIA  
20985 SOUDER ST  
PERRIS CA 92570

318160029  
MARYANN R. POWELL  
21186 OAKWOOD  
PERRIS CA 92570



318160031  
FLORENCIO SOTO  
21230 OAKWOOD ST  
PERRIS CA 92570

318160041  
FELIPE REYES  
21235 ELMWOOD ST  
PERRIS CA 92570

318160037  
LEOPOLDO SANCHEZ  
21170 ELMWOOD ST  
PERRIS CA 92570

318160038  
CORA L. BUCKLEY  
19600 BROWN ST  
PERRIS CA 92570

318171028  
PEDRO VALENCIA  
20285 HUNTER ST  
PERRIS CA 92570

318171002  
JOSE JOAQUIN GONZALEZ  
1315 ADDISON WAY  
PERRIS CA 92571

318171003  
RICARDO M TORRES BANUELAS  
11175 S MONITOR AVE  
LOS ANGELES CA 90059

318171011  
WALTER COLE  
21050 PINWOOD ST  
PERRIS CA 92570

318171029  
OCHOA JUAN GABRIELCEBA  
16338 PARKSIDE LN  
MORENO VALLEY CA 92551

318171001  
YOLANDA PIMENTAL RUELAS  
21115 OAKWOOD ST  
PERRIS CA 92570

318171009  
MAARWARD O SULLIVAN TAYLOR  
P O BOX 777  
PERRIS CA 92572

318160025  
SALVADOR G. GARCIA  
19720 BROWN ST  
PERRIS CA 92570

318160033  
CLAUDETTE C. WALTER  
P O BOX 864  
PERRIS CA 92572

318160035  
JESUS ISIDORO FLORES  
21180 ELMWOOD ST  
PERRIS CA 92570



318160040  
JAY D. VANHOUTEN  
279 C AVE  
CORONADO CA 92118

318160043  
RODRIGUEZ FAMILY TRUST DTD 6/27/2020  
810 S SYCAMORE ST  
SANTA ANA CA 92701

318171005  
MAURO AREVALO  
21191 OAKWOOD ST  
PERRIS CA 92570

318160024  
MANUEL MARTINEZ  
21841 OLEANDER AVE  
PERRIS CA 92570

318160030  
JOHN F. VANSANFORD  
21200 OAKWOOD ST  
PERRIS CA 92570

318160034  
MARIO PATINO  
21190 ELMWOOD ST  
PERRIS CA 92570

318171004  
JUAN JOSE PEREZ  
1509 JADESTONE LN  
CORONA CA 92882

319172032  
PAT MANUEL JESUS & NILDA CRISANTA FAMILY  
19241 SILVER SUMMIT CIR  
PERRIS CA 92570

319182018  
FRANCISO PACHECO  
20950 HUNTER ST  
PERRIS CA 92570

319171026  
LEONARD MCNEAL  
19685 BROWN ST  
PERRIS CA 92570

319171037  
TAM HUYNH  
13131 KERRY ST  
GARDEN GROVE CA 92844

319182014  
FRANCISCO ALDAZ  
20979 SOUDER ST  
PERRIS CA 92570

318160026  
JUAN GARCIA  
21111 ELMWOOD ST  
PERRIS CA 92570

318171006  
ROBERT LOPEZ  
184 PHILLIPS RD  
POMONA CA 91766



318160042  
TINA CHESTER  
26194 BRANDYWIND DR  
SUN CITY CA 92586

318160044  
DELORES EDITH SHIVERS  
P O BOX 674  
PERRIS CA 92572

319171015  
IGNACIO VAZQUEZ RUIZ  
19951 GAVILAN RD  
PERRIS CA 92570

319172012  
VICTOR ARREOLA  
20995 MURAL ST  
PERRIS CA 92571

319172015  
MILTON ARON MAGANA VALDOVINOS  
20964 MYRON ST  
PERRIS CA 92570

318171007  
MARIO VERDUGO  
21220 PINWOOD ST  
PERRIS CA 92570



**Applicant/Owner:**  
Manuel Martinez  
21841 Oleander Ave  
Perris, CA 92570

**Non-County Agencies:**

**Applicant/Owner:**  
Manuel Martinez  
21841 Oleander Ave  
Perris, CA 92570

**Engineer/Rep:**  
AC Engineering Group, Inc.  
c/o Rod Arsalan  
750 S. Lincoln Ave. #104-167  
Corona, CA 92882

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Corona, CA 92882

**Owner:**  
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Perris, CA 92570

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21841 Oleander Ave  
Perris, CA 92570





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

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

Project Title/Case No.: Tentative Parcel Map No. 37814

Project Location: The project is located north of Elmwood St, east of Haines St, south of Oakwood St, and west of Brown St. (APN: 321-160-024)

Project Description: Tentative Parcel Map No. 37814 (TPM37814) is a Schedule "H" subdivision of 2.52 gross acres into 2 single family residential lots with a minimum lot size of 1 gross acre and a maximum lot size of 1.52 gross acres ("Project").

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Manuel B. Martinez

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions. This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15367 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area."

An "urbanized area" means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. The project is located within an urbanized area zoned for residential, commercial, or industrial use as it is located less than three miles south of the City of Riverside which has an estimated population of 331,360 people as of 2019 and an estimated population density of 4,064 people per square mile which meets and exceeds the threshold for an "urbanized" area. In addition, the project site is located less than three miles west of the City of Perris which has an estimated population of 79,291 people as of 2019 and an estimated population density of 2,512 people per square mile which also exceeds the thresholds for an "urbanized" area. The project also proposes a subdivision into two parcels, is in conformance with both the General Plan and zoning, has no variances or exceptions, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the past 2 years, and the parcel does not have a slope greater than 20 percent. The project has been determined to meet these criteria and therefore, the project would be exempt from CEQA.

Gabriel Villalobos  
*Gabriel Villalobos*  
County Contact Person  
Signature

(951) 955-6184  
Phone Number  
Contract Planner  
Title  
7/1/2021  
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**