

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



ITEM: 1.2
(ID # 21254)

MEETING DATE:

Tuesday, March 07, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38226 – Exempt from the California Environmental Quality Act (CEQA), per Section 15315 & Section 15061(b)(3) – Applicant: Basilio Jorge – Engineer/Representative: Diego Villoria – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community-Very Low Density Residential (RC-VLDR) – Location: North of Martin Street, east of Una Street, south of Markham Street, west of Alexander Street – 2.51 Gross Acres – Zoning: Light Agriculture, One (1) acre minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 38226 is proposing to subdivide 2.51 gross acres into two (2) residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. The proposed is a Schedule "H" Map – APN 315-070-035; District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above referenced case acted on at public hearing on February 6, 2023.

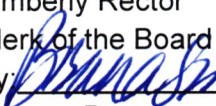
ACTION:Consent


John Hildebrand, Planning Director 2/27/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez 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 Gutierrez
Nays: None
Absent: None
Date: March 7, 2023
xc: Planning

Kimberly Rector
Clerk of the Board
By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Tentative Parcel Map No. 38226 is a proposal for a Schedule "H" subdivision of a 2.51 gross acre lot into two residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is within the Mead Valley Area Plan and the Mead Valley Zoning District. The Project is located north of Martin Street, east of Una Street, south of Markham Street, west of Alexander Street.

Planning Director's Decision

The Planning Director approved the Tentative Parcel Map at public hearing on February 6, 2023. No request for appeal was made prior to the closure of the 10-day appeal period.

Board Action

The Planning Director's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

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

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. Director's Hearing Report of Actions**
- B. Director's Hearing Staff Report Package**
- C. Tentative Parcel Map No. 38226**



Jason Farin, Principal Management Analyst 2/27/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – FEBRUARY 6, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 p.m.

1.0 CONSENT CALENDAR

- 1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies c/o Jim Hoxie – First and Second Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community Low Density Residential (RC:LDR) (½-acre minimum) - Open Space: Conservation (OS:C) - Open Space: Recreation (OS:R) – Location: Southerly of Cajalco Road, westerly of Barton Street, and easterly of Wood Road – 108.4 Acres – Zoning: Specific Plan H.B. Ranches Zone (SP#229) - APNs 321-130-017, 018, 321-140-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032 – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at BBernardino@rivco.org.

Staff Report Recommendation:

APPROVE Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

Staff Recommendation:

APPROVE Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

Planning Director's Actions:

APPROVED Fourth Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to November 15, 2023.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 210014 - Exempt from the California Environmental Quality Act (CEQA)**, per section 15301 – Applicant: PTI Sand & Gravel – Engineer/Representative: Lisa Manka – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North-west of Highway 74 – 15.36 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Warm Springs – **REQUEST:** Plot Plan No. 210014 is a proposal for the entitlement of an existing contractor's storage yard being utilized for the storage of sand and gravel aggregate materials, as well as the 40 trucks that move these materials on and off site. The on-site structures include a 6,600 square foot building for truck maintenance and parts storage, stand-alone accessible restroom adjacent to the maintenance building, 4,800 square foot steel canopy to cover the seven (7) outdoor material storage containers, 2,500 square foot modular building with additional office space and restrooms, and a three-sided 2,100 square foot concrete hunker for storage of sandbags. The hours of operation are 6:00 a.m. to 5:00 p.m., with approximately 25 vehicle trips per day. There are 35 full-time employees, 24 of which are overseeing the trucking operations and 11 of which remain on-site. There is no crushing or processing of material occurring on-site, and no customers visit the subject site at any time – APN: 347-140-073 -

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Plot plan No. 210014, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Plot Plan No. 210014, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan No. 210014, subject to the advisory notification document and conditions of approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – FEBRUARY 6, 2023

Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

- 3.2 **TENTATIVE PARCEL MAP NO. 38226 – Exempt from the California Environmental Quality Act (CEQA)**, per Section 15315 & Section 15061(b)(3) – Applicant: Basilio Jorge – Engineer/Representative: Diego Villoria – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community-Very Low Density Residential (RC-VLDR) – Location: North of Martin Street, east of Una Street, south of Markham Street, and west of Alexander Street – 2.51 Gross Acres – Zoning: Light Agriculture, one (1) acre minimum (A-1-1) – **REQUEST:** Tentative Parcel Map No. 38226 is a proposal for a Schedule “H” subdivision of a 2.51 gross acre lot into two (2) residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification – APN 315-070-035 – Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

APPROVED Tentative Parcel Map No. 38226, subject to the advisory notification document and conditions of approval.

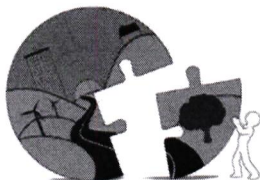
4.0 **SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT (GPA) No. 200007, CHANGE OF ZONE (CZ) No. 2000028, TENTATIVE PARCEL MAP (TPM) No. 38551, and PLOT PLAN No. 220039** – Applicant: Dawson Canyon, LLC – Engineer/Representative: Thienes Engineering – Second Supervisorial District – Glenn Ivy Zoning Area – Temescal Canyon Area Plan – Open Space – Water (OS-W), Community Development: Light Industrial (LI) - Community Center (CC) – Serrano Policy Area – Location: Southeast corner of Temescal Canyon Road and Dawson Canyon Road, east of Interstate 15 – 46.12 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) and Manufacturing – Medium (M-M) – **REQUEST:** The Entitlement/Policy General Plan Amendment No. 200007 proposes to amend the land use designation from CC to LI, and a portion of LI and OS-W to Open Space – Conservation Habitat (OS-CH). The Change of Zone No. 2000028, proposes to amend the existing zoning classifications of M-M and M-R-A to Manufacturing-Service Commercial (M-SC). Plot Plan No. 220039 replaces a previously submitted Conditional Use Permit No. 200044 for the development of a 183,456 sq. ft. warehouse building and revises the project description to include seven (7) industrial warehouse buildings ranging in size from 33,820 sq. ft. to 183,090 sq. ft. on a 34.84 acre site – Tentative Parcel Map No.38551 proposes a Schedule “E” subdivision of two (2) parcels totaling 46.12 acres into seven (7) numbered parcels, ranging from 2.17 to 9.16 acres and five (5) lettered parcels ranging from .065 acre to 6.8 acres. – APNs: 283-160-044, and 283-190-046 – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org.

ITEM Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:58 p.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

(ID # 21115)

MEETING DATE:

Monday, February 06, 2023

SUBJECT: TENTATIVE PARCEL MAP NO. 38226 – Exempt from the California Environmental Quality Act (CEQA), per Section 15315 & Section 15061(b)(3) – Applicant: Basilio Jorge – Engineer/Representative: Diego Villoria – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community-Very Low Density Residential (RC-VLDR) – Location: North of Martin Street, east of Una Street, south of Markham Street, west of Alexander Street – 2.51 Gross Acres – Zoning: Light Agriculture, One (1) acre minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 38226 is proposing to subdivide 2.51 gross acres into two (2) residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. The proposed is a Schedule “H” Map – APN 315-070-035 - Project Planner: Kathleen Mitchell (951) 955-6836 or email kmitchell@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38226
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Kathleen Mitchell
Project APN(s):	315-070-035
Continued From:	


John Hildebrand, Planning Director 1/30/23

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38226 is a proposal for a Schedule “H” subdivision of a 2.51 gross acre lot into two residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

The above is hereinafter referred to as “The Project” or “Project.”

The Project site is within the Mead Valley Area Plan and the Mead Valley Zoning District. The Project is located north of Martin Street, east of Una Street, south of Markham Street, west of Alexander Street.

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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) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

APPROVE **TENTATIVE PARCEL MAP NO. 38226**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Light Agriculture, 1 acre minimum (A-1-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture, 1 acre minimum (A-1-1)
East:	Light Agriculture, 1 acre minimum (A-1-1)

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STAFF REPORT**

South:	Light Agriculture, 1 acre minimum (A-1-1)
West:	Residential Agriculture, 1 acre minimum (R-A-1)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.51 gross acres	N/A
Proposed Minimum Lot Size:	1.09 gross acres	1 acre
Total Proposed Number of Lots:	2	
Map Schedule:	Schedule "H"	

Located Within:

City's Sphere of Influence:	City of Perris
County Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT BACKGROUND AND ANALYSIS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Background

On August 25, 2021, the applicants, Basilio and Loretta Jorge, submitted Tentative Parcel Map No. 38226 (TPM38226) to the County of Riverside for consideration. The applicant proposes the subdivision of a 2.51 gross acre lot into two residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the Project scope. The subject site is currently improved with a 1,425 square foot single family residence that was constructed, under permit BRS036608, in 2004. The site is also improved with a 2,581 square foot second unit that was constructed, under permit BRS056104, in 2006. No additional grading or construction is proposed within the Project's scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification. A permit to change the existing second unit to a new primary dwelling designation on the newly created parcel will need to be processed.

General Plan Consistency

The Project site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal-keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in lot sizes within the permissible range of the RC-VLDR land use. This is further detailed in the Land Use Findings below.

Zoning Consistency

The Project site has a Light Agriculture, 1-acre minimum (A-1-1) zoning classification. The proposed subdivision would be subject to the development standards outlined in Article XIII Section 13.2 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the A-1-1 zoning classification, which is further detailed in the Development Standards Findings below.

Schedule "H" Subdivision

The proposed Project would be a Schedule "H" parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project,

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therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule "H" division.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (**Article 19, Section 15315 Class 15, Minor Land Divisions**), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Light Agriculture, 1 acre minimum (A-1-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent the City of Riverside, with a population size of 317,261 people, and the City of Perris, with a population size of 79,835 people (2021 U.S. Census). Both of these cities can be classified as "urbanized" areas; thus, this standard has been met. Also, as previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project

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would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines **Section 15061(b)(3) (the Common Sense Exemption)**. The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the zone classification of A-1-1 is highly consistent with the Project site's existing land use designation of RC-VLDR. Therefore, the site is in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

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1. The Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in two residential lots that are 1.09 gross acres and 1.42 gross acres, which both exceed the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
2. The Project site has a Zoning Classification of Light Agriculture, 1 acre minimum (A-1-1), which is highly consistent with the RC-VLDR Land Use Designation. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 13.2 (A-1-1 Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject site is bordered by residential properties that similarly have land use designations of RC-VLDR. Since the Project seeks to create a subdivision of two parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.

Entitlement Findings

Tentative Parcel Map

Tentative Parcel Map No. 38226 is a proposal to subdivide 2.51 gross acres into two residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. The findings required to

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 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.* The Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal-keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in two residential lots that are 1.09 gross acres and 1.42 gross acres, which both exceed the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). Since no grading or development is proposed within the scope of this proposed subdivision, the Project has been conditioned so that any future development on the resulting parcels would be consistent with the overall density, architectural design, and landscaping as envisioned by the Mead Valley Area Plan (AND Planning. 8; 080 - Planning. 1). For these reasons, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The proposed subdivision of the subject site would meet the density and development standards of the RC-VLDR land use and the A-1-1 zoning classification in terms of lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.
3. *The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The Project, as reviewed and conditioned by the relevant Departments, would

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STAFF REPORT**

be consistent with all applicable environmental standards of the County's Ordinances. It is for the division of land only, so grading or construction on-site is not currently proposed. However, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. Additionally, the subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.

4. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* The Project is proposing a subdivision that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the Project.
5. *As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:
 - a. **Streets & Street Improvement Plans.** The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. 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. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).
 - b. **Other Improvements.** Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots (AND E-Health. 2). In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.

- c. **Sewage Disposal.** The County of Riverside Department of Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any residential structures to be placed on the subdivided lots (AND E-Health. 2). Therefore, this standard has been met.
 - d. **Agricultural Lands.** The subject site is not located within an agricultural preserve. The land is zoned A-1; however, it is not 5 acres in size or larger. Thus, it is not identified in the Riverside County Comprehensive General Plan as important farmland. As such, the Project is not exempt from all improvement requirements specified within this section.
 - e. **Exceptions.** The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
6. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.* As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

7. *The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The A-1-1 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.09 gross acres, with a 165.07-foot width and 342.46-foot depth. Parcel 2 would be approximately 1.42 gross acres, with an approximately 100-foot width and 289.78-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.*

Development Standards Findings

The following standards of development shall apply in the A-1 Zone of Ordinance No. 348:

1. **Lot Size.** *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The A-1-1 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.09 gross acres, with a 165.07-foot width and 342.46-foot depth. Parcel 2 would be approximately 1.42 gross acres, with an approximately 100-foot width and 289.78 foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.*
2. **Yard Requirements.** *Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard. The front, side, and rear yard as measured from the structure on proposed Parcel 1 is approximately 58.45 feet, 30 feet, and 252 feet, respectively. The front, side, and rear yard as measured from the structure on proposed Parcel 2 is approximately 32.96 feet, 34.28 feet, and 201.19 feet, respectively. Since these measurements exceed the minimum yard requirements, the Project is in compliance.*
3. **Height.** *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height. The subject site is currently improved with two permitted residential dwellings that do not exceed 40 feet in height. No additional structures are proposed at this time. The Project has also been conditioned to meet this standard if future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.*
4. **Animals.** *Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension. There are no animals currently present on-site*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

or that are proposed to be on-site as part of this Project scope. The Project has also been conditioned to meet this standard if future development of this use is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.

5. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Proposed Parcel 1 has an existing driveway and a permitted 473 square foot garage. There is a 706 square foot garage serving the residential unit that would be located on proposed Parcel 2. The parcels would meet the standards for automobile storage per these existing structures, therefore the Project is in compliance

Other Findings

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan
2. The Project site is located within the 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. The ALUC found the Project to be consistent with the March Air Reserve Land Use Compatibility Plan.
4. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is located within, or partially 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Fire Findings

1. The Project site is not located within a Cal Fire State Responsibility Area (SRA) and it is not located within a fire hazard severity zone.

Conclusion

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

APPEAL INFORMATION

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


Aaron Gettis, Deputy County Counsel 1/30/2023

E
POL

A.P.N.: 315-070-034

PORTION OF LOT 1

RS. 015/084



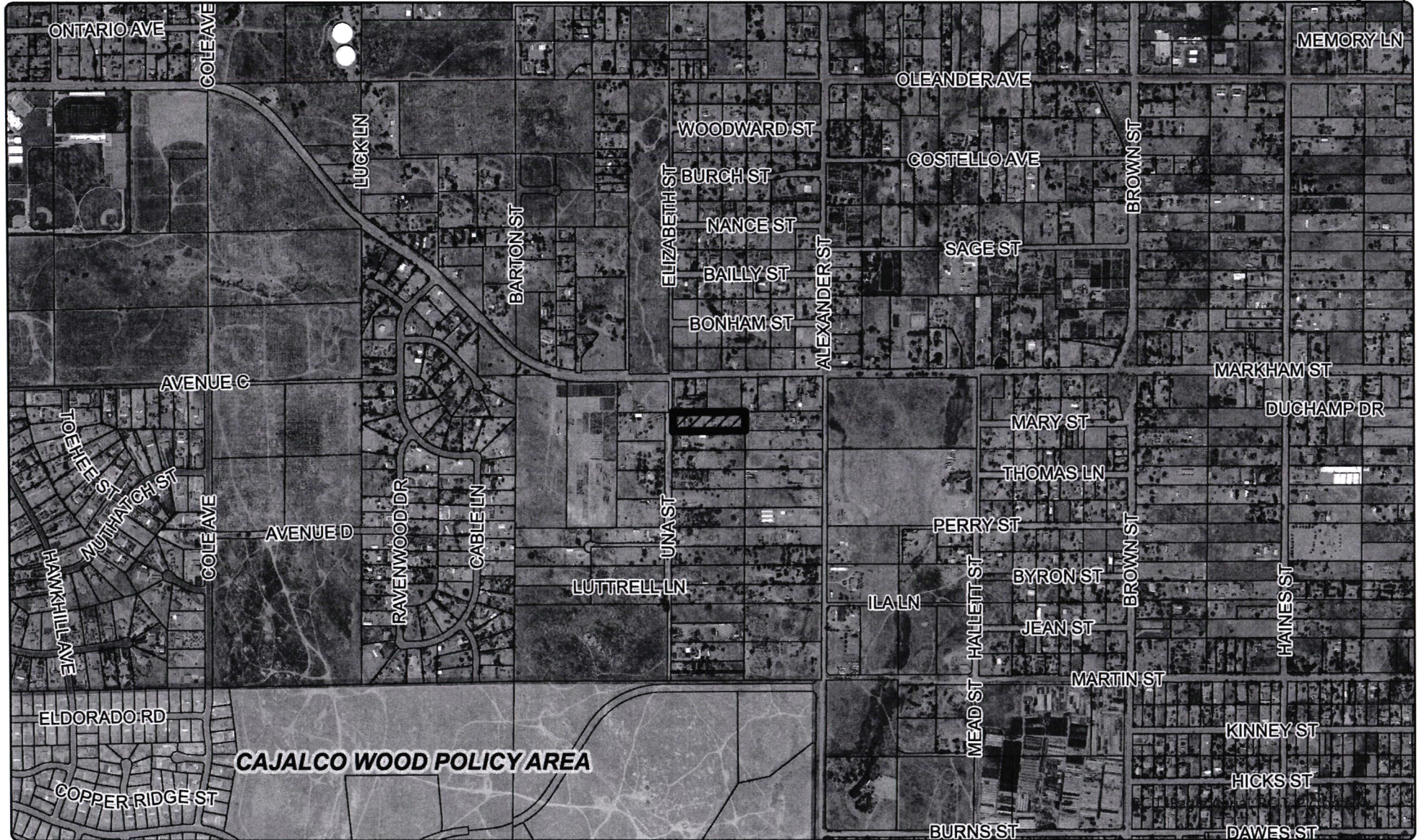
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38226

VICINITY/POLICY AREAS

Supervisor: Jefferies
District 1

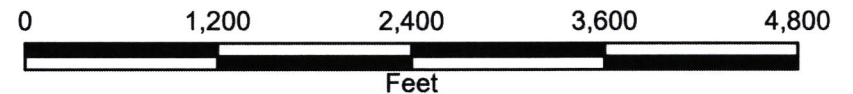
Date Drawn: 1/9/2023
Vicinity Map



Zoning District: Mead Valley

Author: Adam Grim

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38226

EXISTING GENERAL PLAN

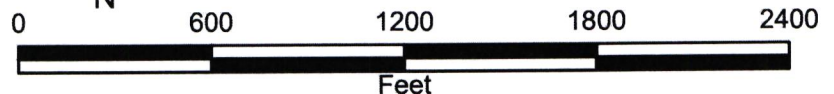
Supervisor: Jefferies
District 1

Date Drawn: 1/9/2023
Exhibit 5



Zoning District: Mead Valley

Author: Adam Grim



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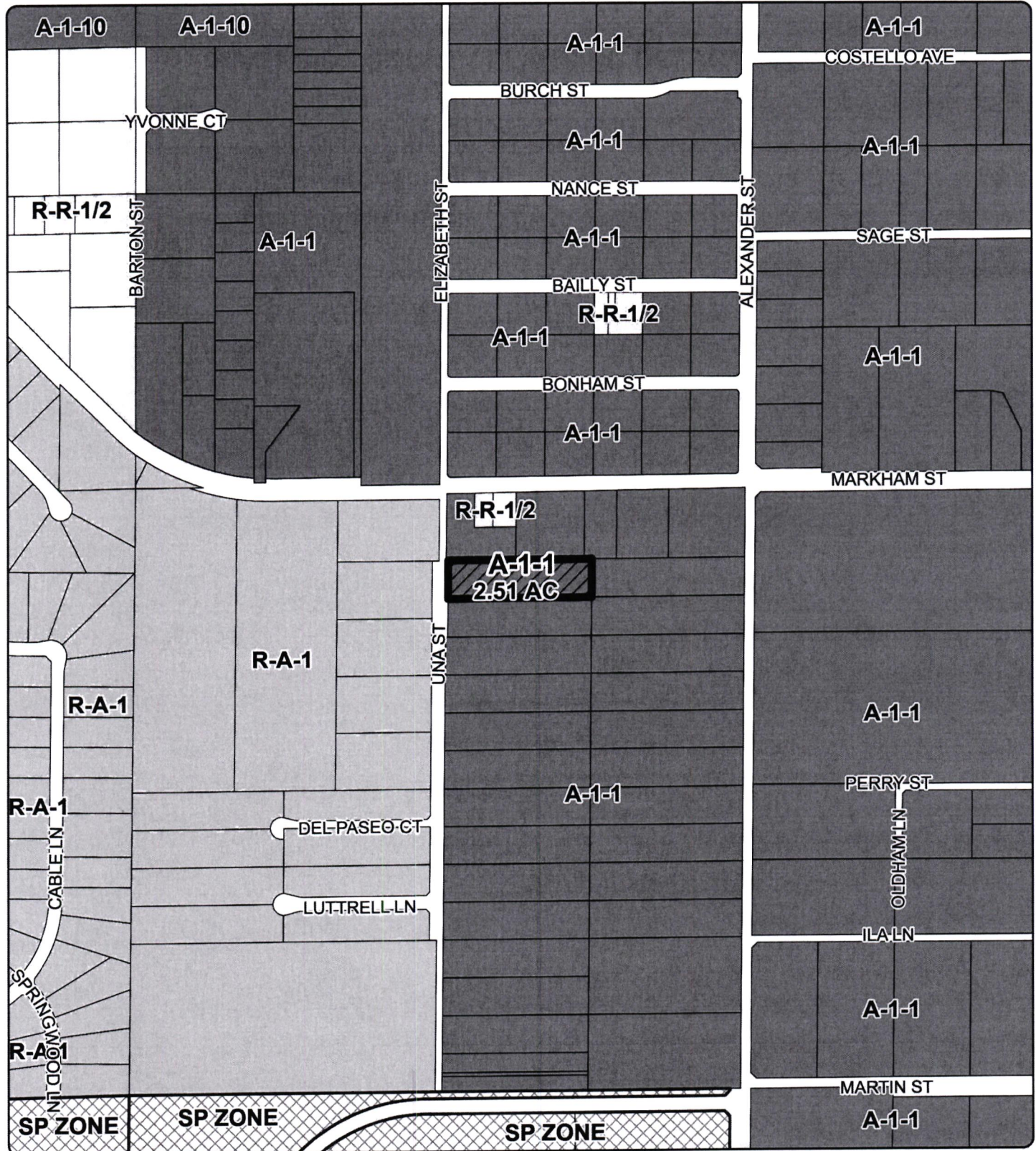
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38226

EXISTING ZONING

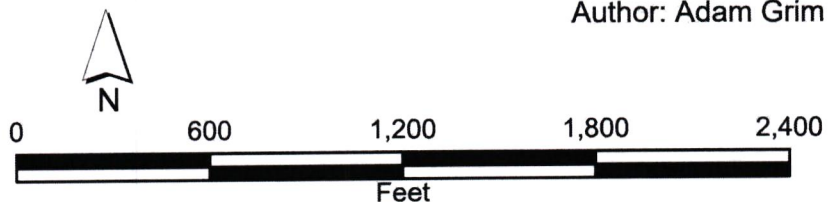
Supervisor: Jefferies
District 1

Date Drawn: 1/9/2023
Exhibit 2



Zoning District: Mead Valley

Author: Adam Grim



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38226

LAND USE

Supervisor: Jefferies
District 1

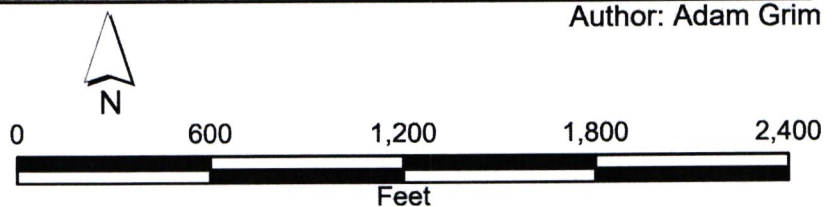
Date Drawn: 1/9/2023
Exhibit 1

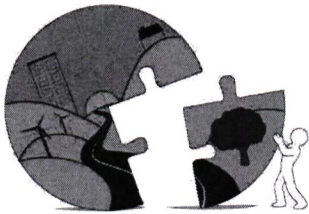


Zoning District: Mead Valley

Author: Adam Grim

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

☒ County of Riverside County Clerk

Project Title/Case No.: Tentative Parcel Map No. 38226

Project Location: North of Martin Street, East of Una Street, South of Markham Street, West of Alexander Street

Project Description: Tentative Parcel Map No. 38226 is a proposal for a Schedule "H" subdivision of a 2.51 gross acre lot into two residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

Name of Public Agency Approving Project: Riverside County Planning Department Director

Project Applicant & Address: Jorge Basilio, 18590 Una St., Perris, CA, 92570

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

- ☒ Categorical Exemption (Article 19, Section 15315 Class 15, Minor Land Divisions & Section 15061(b)(3), Common Sense Exemption)
☐ Statutory Exemption (_____)
☐ Other: _____

Reasons why the Project is exempt: This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Light Agriculture, 1 acre minimum (A-1-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regards to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent to the City of Riverside, with a population size of 317,261 people, and the City of Perris, with a population size of 79,835 people (2021 U.S. Census). Both of these cities can be classified as "urbanized" areas; thus, this standard has been met. Also, as previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption). The

NOTICE OF EXEMPTION

Page 2

Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the zone classification of A-1-1 is highly consistent with the Project site's existing land use designation of RC-VLDR. Therefore, the site is in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

Kathleen Mitchell
County Contact Person



Signature

(951)-955-6836
Phone Number

Project Planner
Title

Date



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

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



01/30/23, 10:44 am

TPM38226

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38226. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Tentative Parcel Map No. 38226 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38226 is a proposal for a Schedule "H" subdivision of a 2.51 gross acre lot into two residential lots that are 1.09 gross acres and 1.42 gross acres, respectively. No grading or construction is proposed within the project scope. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is within the Mead Valley Area Plan and the Mead Valley Zoning District. The Project is located north of Martin Street, east of Una Street, south of Markham Street, west of Alexander Street.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

APPROVED EXHIBIT A: Tentative Parcel Map No. 38226 dated 8/12/22

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - 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. 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. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
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 DEH - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health –

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH - ECP COMMENTS (cont.)

Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

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

E Health. 2 DEH - PROJECT SUMMARY

TPM38226: Based on information provided, potable water source is existing connections to EMWD (no connections to water wells) on each of 2 proposed parcels; sewage disposal method is Onsite Wastewater Treatment Systems (OWTS) on each of 2 proposed parcels. Lot size for proposed Parcel 1 is 1.09 acres; lot size for proposed Parcel 2 is 1.42 acres.

Fire

Fire. 1 Fire - Advisory

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

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

Flood

Flood. 1 015 - Flood - Flood Haz. Report

11/10/2021

Tentative Parcel Map (PM) 38226 is a proposal for a Schedule H subdivision of 2.5 acres into two residential lots (Lot1 1 and Lot 2) in the Mead Valley area with minimum lot size of 1.11 acre. A 30-ft X 66-ft manufactured home is proposed on Lot 1. There are two existing single-family homes on both lots will remain for this subdivision. The site is located to the south of Markham St and east of Una St.

The topography in this area is generally a northwest-to-southeasterly slope. Currently, no existing or proposed District facility upstream of the project site to protect the site or convey the offsite site runoff. The upstream street, Markham St, is a paved road and the adjacent Una St is an unpaved road. Neither the road has drainage development and therefore they convey minimal offsite flow.

The District has reviewed the submitted exhibit dated September 2021.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 015 - Flood - Flood Haz. Report (cont.)

The submitted exhibit does not include any proposed drainage facility or proposed grading. Flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet flows returned to their natural state before exiting the property. New construction should comply with all applicable ordinances. The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions. The watercourse shall not be obstructed nor be concentrated to adversely impact adjacent property.

If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts.

This project will not be associated with any existing or proposed District maintained facilities, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1 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 TENTATIVE PARCEL MAP NO. 38226 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 TENTATIVE PARCEL MAP NO. 38226 including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Hold Harmless (cont.)

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

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

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

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

Planning. 2 Planning - MAP - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 3 Planning - MAP - Cause for Revocation

In the event the use hereby permitted under this permit,

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety, or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Planning. 4 Planning - MAP - EXPIRATION DATE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

Planning - MAP - EXPIRATION DATE (cont.)

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

Planning. 5

Planning - MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 6

Planning - MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed. The standards for a Schedule H subdivision are as follows:

A. Streets. The minimum improvements for streets shall be as follows:

1. Parcels between 1 acre and less than 5 acres in gross area.

a. Proposed Streets. The minimum improvements for a roadway section within new dedication(s) or for existing dedications shall be designed and constructed in conformance with Ordinance No. 461 and as per the following designated standards.

- 1) Primary and General Plan Circulation Element Street serving 50 or more lots - 24 feet graded and based with 6-foot graded shoulders.
- 2) Collector Street serving 21-49 lots - 24 feet graded and based with 4-foot graded shoulders.
- 3) Local Street serving 6 to 20 lots - 24 feet graded and based with 2-foot graded shoulders.
- 4) Cul-de-sac Street serving less than 6 lots - 24 feet graded and based.
- 5) Access Road - 24 feet graded.

b. If the streets are to be accepted for maintenance by the County, the improvements shall be as follows:

- 1) All streets except as noted in paragraphs 2 and 3 below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed, and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.
- 2) Non-circulatory streets located in an area where the geography will not sustain parcels of lesser size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed, and constructed in conformance with Ordinance No. 461.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

Planning - MAP - MAP ACT COMPLIANCE (cont.)

3) Rural Residential (Local) Roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed, and constructed in conformance with Ordinance No. 461, Standard No. 138.

c. Existing streets. If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Transportation and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with County's grade, alignment, and drainage standards as stated in Ordinance Nos. 460 and 461 and the designated roadway sections as listed in section A.1.a. above.

d. Access Roads. The design and construction requirements as stated in sections A.1.a. and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s).

B. Street Improvement Plans. For the purposes of this section, Street Improvement Plans means plans prepared by a registered civil engineer and as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of not greater than 5 feet. The plans shall show the following: The existing ground line profile at centerline, the engineered profile at centerline, the plan view layout of all right-of-way dedications, the water courses and the rate of surface runoff for a 100-year storm (Q's 100), the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinances Nos. 460 and 461, unless otherwise approved by the Director of Transportation.

C. Other Improvements. Domestic water, fire protection facilities and electrical and communication facilities shall be as required by the Advisory Agency.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards.

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509. 2. Lands zoned A-1, A-2, or A-P, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size.

F. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

Planning - MAP - MAP ACT COMPLIANCE (cont.)

1. Whenever in this ordinance reference is made to any street design, standards, minimum improvements, maintenance, access, or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the Transportation Department has previously approved such standards. The land divider shall submit to the Transportation Department a street construction permit issued by the community services district approving the proposed street construction.

Planning. 7

Planning - MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 8

Planning - MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Light Agriculture (A-1) Zone of Ordinance No. 348. The Development Standards are as follows:

A. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use

B. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.

C. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.

D. Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.

E. Automobile storage space shall be provided as required by Section 18.12. of this ordinance

Planning-CUL

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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 TRANSPORTATION GENERAL CONDITIONS

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

TRANSPORTATION GENERAL CONDITIONS (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

Fire

050 - Fire. 1 Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 2 Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.

050 - Fire. 4 Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

Flood

050 - Flood. 1 050 - Flood-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."

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

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting (cont.) Not Satisfied
the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 2 Map - ECS Shall be Prepared Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 Planning - MAP - FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit-based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 Planning - MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Planning - MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6 Planning - MAP - SURVEYOR CHECK LIST Not Satisfied
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Light Agriculture (A-1) zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Survey

050 - Survey. 1 ACCESS EASEMENT Not Satisfied
Non-Exclusive easement along the south project boundary shall be conveyed for access, 30-foot access easement and a turnaround per offset cul-de-sac per standard no. 800A, Ordinance No. 461.

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50. Prior To Map Recordation

050 - Survey. 2 FINAL MAP REQUIREMENTS Not Satisfied

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

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.
3. Legal access shall be secured on parcel 1, 30' easement in favor of parcel 2.

050 - Survey. 3 R O W DEDICATION Not Satisfied

Sufficient public street right of way along Una Street shall be conveyed for public use to provide for a 30-foot half width right of way per Local Road Standard No. 105, section D, Ordinance 461.

Transportation

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

Una street is designated as a LOCAL ROAD and shall be improved with 24 foot of acceptable Aggregate Base (0.33' thick) on a 32' graded section within right of way as approved by the Transportation Department.

050 - Transportation. 2 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 right-of-way, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

50. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 060 - Flood - ADP Fee - Map Not Satisfied

The project site 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 Section 10.25. 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. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of

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30. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Planning - MAP - SKR FEE CONDITION (cont.) Not Satisfied

the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.05 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

060 - Planning. 2 Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit-based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

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

Prior to issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. 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 for instructions.

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

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30. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit a set of the 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.

30. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Flood

080 - Flood. 1 080 - Flood - ADP Fee - Map Not Satisfied

The project site 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 Section 10.25. 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. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Planning - COMPLY WITH ORD./CODES Not Satisfied

The development of these premises shall comply with the standards of Tentative Parcel Map No. 38226, the standards of Ordinance No. 348 for the A-1 zone classification, the Mead Valley Area Plan, and all other applicable Riverside County ordinances and State and Federal codes.

080 - Planning. 2 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.09 gross acres for Parcel 1 and 1.42 gross acres for Parcel 2, in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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30. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit-based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4 Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 GATE LOCATION Not Satisfied

Prior to the issuance of a building permit, gate (either existing or proposed) shall be located of minimum, 59-foot from the Una Street centerline.

30. Prior to Building Final Inspection

Planning

090 - Planning. 1 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.09 gross acres for Parcel 1 and 1.42 gross acres for Parcel 2, in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 2 USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Tentative Parcel Map No. 38226 has been calculated to be 1.09 gross acres for Parcel 1 and 1.42 gross acres for Parcel 2.

090 - Planning. 3 USE - ORD 810 O S FEE (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an

Plan: TPM38226

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10. Prior to Building Final Inspection

Planning

090 - Planning. 3 USE - ORD 810 O S FEE (MSHCP) (cont.) Not Satisfied
SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Tentative Parcel Map No. 38226 is calculated to be 1.09 gross acres for Parcel 1 and 1.42 gross acres for Parcel 2.

Transportation

090 - Transportation. 1 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.

PROPERTY OWNERS CERTIFICATION FORM

I, Adam Grim, certify that on January 9, 2023,
the attached property owners list was prepared by County of Riverside / RCIT- GIS,
APN(s) or case numbers TPM38226 for
Company or Individual's Name: County of Riverside TLMA - Planning Department,
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.

NAME: Adam Grim

TITLE/REGISTRATION GIS Analyst

ADDRESS: 3450 14th St, 5th Fl

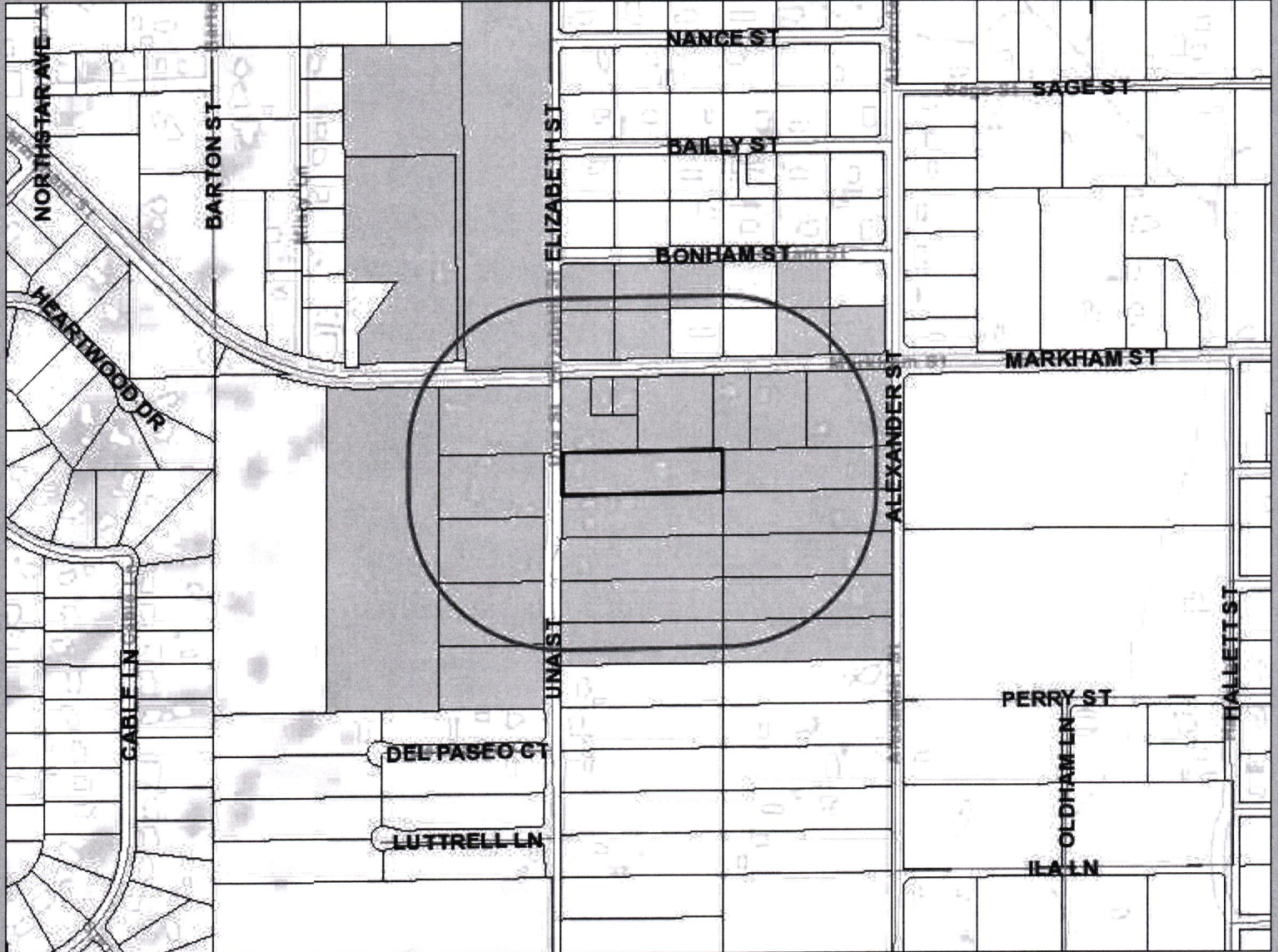
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 203-4801

Riverside County GIS Mailing Labels

TPM38226

(600 ft buffer)



Legend

- County Boundary
- Cities
- Centerline Names
- Centerlines
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

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