

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



ITEM: 1.2
(ID # 22341)

MEETING DATE:
Tuesday, July 11, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP 38108 (TPM38108) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Eduardo Rodriguez, C/O Inland Valley Surveying, Inc – First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) – Location: easterly of Clark Street and southernly of Palm lane Street – 2.52 gross acres – Zoning: Light Agriculture (A-1) REQUEST: Applicant is proposing a Schedule “H” subdivision of an existing 2.52 gross acre lot that will be divided into two (2) separate parcels. Lot 1 (Parcel 1) will consist of 1.38 gross acres and Lot 2 (Parcel 2) will consist of 1.15 gross acres – APN: 318-230-073. 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 by Administrative Approval on March 28, 2023, since no request for the public hearing was made prior to the closure of the 10-day optional hearing notice.

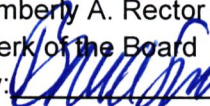
ACTION:Consent


John Hildebrand, Planning Director 7/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: July 11, 2023
xc: Planning

Kimberly A. 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. 38108 is a proposal for a Schedule “H” subdivision of a 2.52 gross acre lot into two separate parcels. Lot 1 (Parcel 1) will consist of 1.38 gross acres and Lot 2 (Parcel 2) will consist of 1.15 gross acres. No grading or construction is proposed within the project scope. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the Very Low Density Residential (VLDR) land use designation and the One-Family Dwellings, 12,000 square foot minimum (R-1-12,000) zone classification.

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, 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.

The Project is located easterly of Clark Street and southernly of Palm Lane Street.

Planning Director’s Decision

The Planning Director approved the Tentative Parcel Map administratively on March 28, 2023, since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

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

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STATE OF CALIFORNIA**


Divisions) and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

Additional Fiscal Information

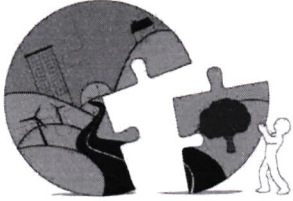
All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. TPM38108 – EXHIBIT A – STAFF REPORT PACKAGE
- B. TPM38108 – EXHIBIT B – TENTATIVE PARCEL MAP



Jason Farin, Principal Management Analyst 7/5/2023



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

June 19, 2023

Florentino Rodriguez
Eduardo Rodriguez
20885 Souder ST
Perris, CA 92570

Cc:
Inland Valley Surveying
Miguel A. Villasenor
130 W Walnut Ave Unit: A5
Perris, CA 92571

RE: TENTATIVE PARCEL MAP NO. 38108

On March 28th, 2023, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

A public notice for an Optional Hearing was sent via letters and a news agency advertisement. The due date to request a hearing was March 27, 2023, by 5:00p.m. No one requested a hearing before that time. Therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this project will be based upon the date of approval of the Director's Hearing.

Sincerely,

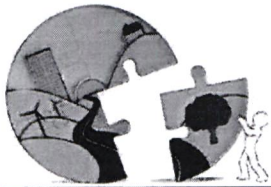
RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Calora Boyd, Project Planner

cc:
CAC 9th Floor Land Use File
Planning Department – 12th Floor

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

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Palm Desert, California 92211
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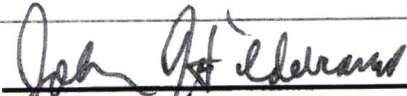
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: [Click here to enter a date.](#)

PROPOSED PROJECT

Case Number(s):	TPM38108	Applicant(s):	Eduardo Rodriguez
Environmental:	Exempt 15315		
Area Plan:	Mead Valley	Representative(s):	Miguel Villasenor
Zoning Area/District:	Mead Valley District		
Supervisorial District:	First District		
Project Planner:	Calora Boyd		
Project APN(s):	318-230-073		


 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 38108 (TPM38108) is a Schedule "H" subdivision of an existing 2.52 gross acre vacant lot that will be divided into two (2) separate parcels. Parcel 1 would consist of 1.38 gross acres and Parcel 2 will consist of 1.15 gross acres. The parcel is located in the Light Agriculture (A-1-1) zone.

The Projects is located north of Smoketree St, east of Clark St, and south of Palm Ln. The parcel address is 20270 Clark Street.

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 Division) based on the findings and conclusions in the staff report; and,

APPROVE, **TENTATIVE PARCEL MAP NO. 38108 (TPM38108)** subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

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 (RC-VLDR)
East:	Very Low Density Residential (RC-VLDR)
South:	Very Low Density Residential (RC-VLDR)
West:	Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Light Agriculture (A-1-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-1)
East:	Light Agriculture (A-1-1)
South:	Light Agriculture (A-1-1)
West:	Light Agriculture (A-1-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential Dwellings
East:	Residential Dwellings
South:	Residential Dwellings
West:	Residential Dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.09 acres	1 Single Family Dwelling per Acre
Proposed Minimum Lot Sizes:	Lot 1: 1.38 gross acres (1.04 net) Lot 2: 1.15 gross acres (1.04 net)	1 acre gross (minimum)
Total Proposed Number of Lots:	2	N/A
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – 117 Mead Valley Street Lighting and 152
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – High SRA Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes –MARCH AIR RESERVE BASE, ZONE D

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map 38108 was submitted to the County of Riverside on June 24th, 2021. The subject site is located within the Mead Valley Community Plan. The Mead Valley Community Plan seeks to retain the agricultural character of the area. The proposed subdivision is a Schedule "H" parcel map that seeks to subdivide a 2.52 gross acre lot into two lots that are 1.15 gross acres (Parcel 1) and 1.38 gross acres (Parcel 2) respectively. The project proposes a residential pad on each lot, approximately 30 feet by 50 feet, with frontage on Palm Lane. The subject site is generally flat, and no construction is currently proposed at this time. When residential construction occurs, each parcel would install a septic system and will be served by the Eastern Municipal Water District. The project is compatible with the current uses in the neighborhood.

General Plan:

The Project site has a General Foundation of Rural Community, and a land use designation of Very Low Density Residential (VLDR). The Very Low-Density Residential land use designation allows a single-family residence per acre, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The density range is from 1 dwelling unit per acre. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would be at least 1 acre and support one single family residence, thus within the density range for the VLDR land use designation. Therefore, the proposed map is consistent with General Plan.

Zoning/Development Standards:

No construction is proposed as part of the project. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the A-1-1 Zone Classification.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA pursuant to Article 19, Section 15315, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The following further discusses how the project meets the provisions required by Section 15315:

1. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has

been determined due to the proximity of the project site to the City of Perris, which has a density of 2,492.87 persons per square mile, the project site is located within an urbanized area, thus meeting this criterion.

2. The project site must be zoned residential, commercial or industrial. The subject is located within the A-1-1 zone classification that allows for single-family dwelling units as a permitted by right use.
3. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 2.52-acre size into two parcels ranging from 1.15 gross acres to 1.38 acres, intended for continued residential use.
4. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Very Low Density Residential, with a one acre minimum. The zoning classification is Light Agriculture – 1 Acre Minimum (A-1-1), which although it allows for a 1-acre lot minimum the current subdivision proposes a minimum lot size of 1.15 gross acres. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting these criteria.
5. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.
6. All services and access must be available to the project site. The project site will take direct access from Palm Lane ST. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
7. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.
8. The project site does not have an average slope greater than 20 percent. The subject site is generally flat, with the lowest elevation found in the southwest of the site at 1,705 feet above sea level to the highest point on the northeast corner of the site at an elevation of 1,725 feet above sea level.

The Section 15315 exemption is applicable since none of the site conditions included in State CEQA Guidelines Section 15300.2 occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Additionally, the project site is not located within a fault zone. Therefore, the project qualifies for a Categorical Exemption pursuant to California Environmental Quality Act Guidelines Section 15315, and no further environmental review is required.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Foundation of Rural Community and a General Plan Land Use of Very Low Density Residential. The Very Low-Density Residential land use designation allows one single

family residence per one acre, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The density range is from 1 dwelling unit per acre. The proposed map is consistent with the General Plan as it will subdivide an existing 2.52-acre parcel into two single-family residential lots sized 1.38 acres and 1.15 acres.. Therefore, the proposed map is consistent with General Plan.

Furthermore, the design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan. Therefore, the proposed project meets this requirement.

2. The project site has a Zoning Classification of Light Agriculture One Acre Minimum (A-1-1), which is consistent with the Riverside County General Plan. Tentative Parcel Map No. 38108 proposed to subdivide approximately 2.52 acres into two parcels of one acre or more in size which is consistent with the A-1-1 zone. Additionally, the subject site will comply with the development standards of the A-1-1 zoning classification.

Entitlement Findings:

Tentative Parcel No. 38108 is a proposal to subdivide 2.52-acres into 2 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. *The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because it meets the density requirements, the lot depth and width requirements, and has no improvements proposed at this time, as described in the General Plan Findings Section above.*
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 is 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 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
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 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. 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 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 (80 E-Health. 1). 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.
 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 1.38 gross acres, with a 135.47-foot width and 287.66-foot depth. Parcel 2 would be approximately 1.15 gross acres, with an approximately 150.37-foot width and 302.44- 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 1.38 gross acres, with a 135.47-foot width and 287.66-foot depth. Parcel 2 would be approximately 1.15 gross acres, with an approximately 150.37-foot width and 302.44- 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 proposed subdivision project does not propose any residential construction currently. The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 8) that a residential dwelling or accessory building must meet the minimum front, side, and rear yard setbacks per the A-1 zoning classification. Therefore, the Project complies with this standard.

3. Height. *One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height.* The proposed subdivision project does not propose any residential construction currently. The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 8) to not have a residential dwelling exceed 40 feet in height or accessory building or structure to exceed 50 feet in height per the A-1 zoning classification. Therefore, the Project complies with this standard.
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 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 complies with this standard.
5. Automobile Storage. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Approval of an off-street parking plan is not required as the project only proposes a subdivision and does not propose the construction of new residences or structures. Upon the approval of the subdivision, each lot will have the capacity for a residential dwelling on the site with a driveway access from Palm Lane. Any proposed driveway access to a residential dwelling built would provide enough room for automobile storage. Therefore, the Project complies with this standard.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the Sphere of Influence for the City of Perris. This project was provided to the city for review and comment on October 14, 2021. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone D 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 the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The Homeland Fire Station is located within 0.9 miles away from the proposed subdivision.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

This project was not required to present before the Mead Valley MAC.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671

(Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 02/28/2302/23/23

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



January 19, 2022

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Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

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Riverside

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Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

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STAFF

Director
Paul Rull

Simon A. Housman
Jackie Vega
Barbara Santos

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

www.rcaluc.org

Jason Allin, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

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

File No.: ZAP1505MA22
Related File No.: TPM38108 (Tentative Parcel Map)
APN: 318-230-073
Airport Zone: Zone D

Dear Mr. Allin,

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM38108 (Tentative Parcel Map), a proposal to divide 2.52 acres into 2 parcels located at 20270 Clark Street, southerly of Palm Lane, and northerly of Smoketree Street.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 18,266 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,671 feet AMSL. The project site elevation is 1,692 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that all future buildings will require FAA OES review before permit issuance.

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

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and shall be recorded as a deed notice.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This

stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Prior to issuance of building permits for any new buildings, the permittee shall provide to the Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Inland Valley Surveying (applicant/representative)
Eduardo Rodriguez (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Major David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1505MA22\ZAP1505MA21.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

Map My County Map



Legend

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



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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Notes

Map My County Map



Legend

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



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Notes

Map My County Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

Notes



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes



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Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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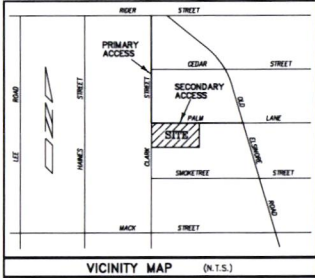
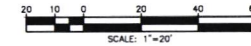
Notes

0 385 770 Feet

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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38108
 INLAND VALLEY SURVEYING, INC. FEBRUARY, 2021



OWNER/APPLICANT:
 FLORENTINO RODRIGUEZ
 EDUARDO RODRIGUEZ
 2088 SOULDER STREET
 PERRIS, CA. 92570
 PHONE: (951) 329-0890

SITE ADDRESS:
 20270 CLARK STREET
 PERRIS, CA. 92570

ASSESSORS PARCELS:
 318-230-073

TOTAL LOTS:
 NUMBER LOTS 2
 LETTER LOTS 3 (STREET DEDICATION)

LEGAL DESCRIPTION:
 PARCEL 31 OF WALDEN POULTY ACRES No. 4, IN THE COUNTY OF RIVERSIDE, ON FILE IN BOOK 16, PAGE 28 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE: 778 GRID: J4

UTILITIES:

WATER:	E.M.W.D.
SEWER:	SEPTIC SYSTEM
GAS:	SO. CAL GAS
ELECTRIC:	SO. CAL EDISON
TELEPHONE:	VERIZON
CABLE:	GENERAL TELEPHONE COMPANY
SCHOOL DISTRICT:	VAL VERDE UNIFIED
SERVICE DISTRICT:	117-HEAD VALLEY STREET LIGHTING

ZONING:

EXISTING ZONING:	A-1	LIGHT AGRICULTURE
EXISTING LAND USE:	VLDR	VERY LOW DENSITY RESIDENTIAL
PROPOSED ZONING:	A-1	LIGHT AGRICULTURE
PROPOSED LAND USE:	VLDR	VERY LOW DENSITY RESIDENTIAL

- NOTES:**
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
 - THIS LAND IS SUSCEPTIBLE TO SUBSIDENCE, AND HAS A HIGH PALEONTOLOGICAL SENSITIVITY.
 - THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
 - ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
 - ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' IN WIDTH.
 - SCHEDULE "H"
 - THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - NO ALTERATIONS WILL BE MADE IN CLARK STREET OR PALM LANE REGARDING TREES OR ANY OTHER OBSTACLES.
 - PROPERTY IS WITHIN COUNTY SERVICE AREA.

SOURCE OF TOPOGRAPHY:
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON FEBRUARY 9, 2021 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:
 NATIONAL GEODETIC SURVEY DESIGNATION: MLFP_SCDN_CS1998 CORS ARP

STATION DESCRIPTION: STATION IS A GPS CORS STATION. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.

ELEVATION: 1661.92' (NAVOD80)

REPRESENTATIVE & PREPARER
 INLAND VALLEY SURVEYING, INC
 150 WEST WALNUT AVENUE SUITE A-5
 PERRIS CA. 92571
 PHONE: (951) 857-1200
 EMAIL: PLS8509@IANDCO.COM
 MIGUEL A. VILLASENOR, PLS



EASEMENT NOTE:

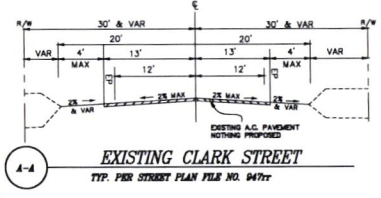
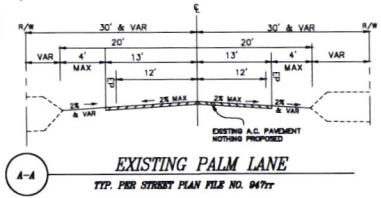
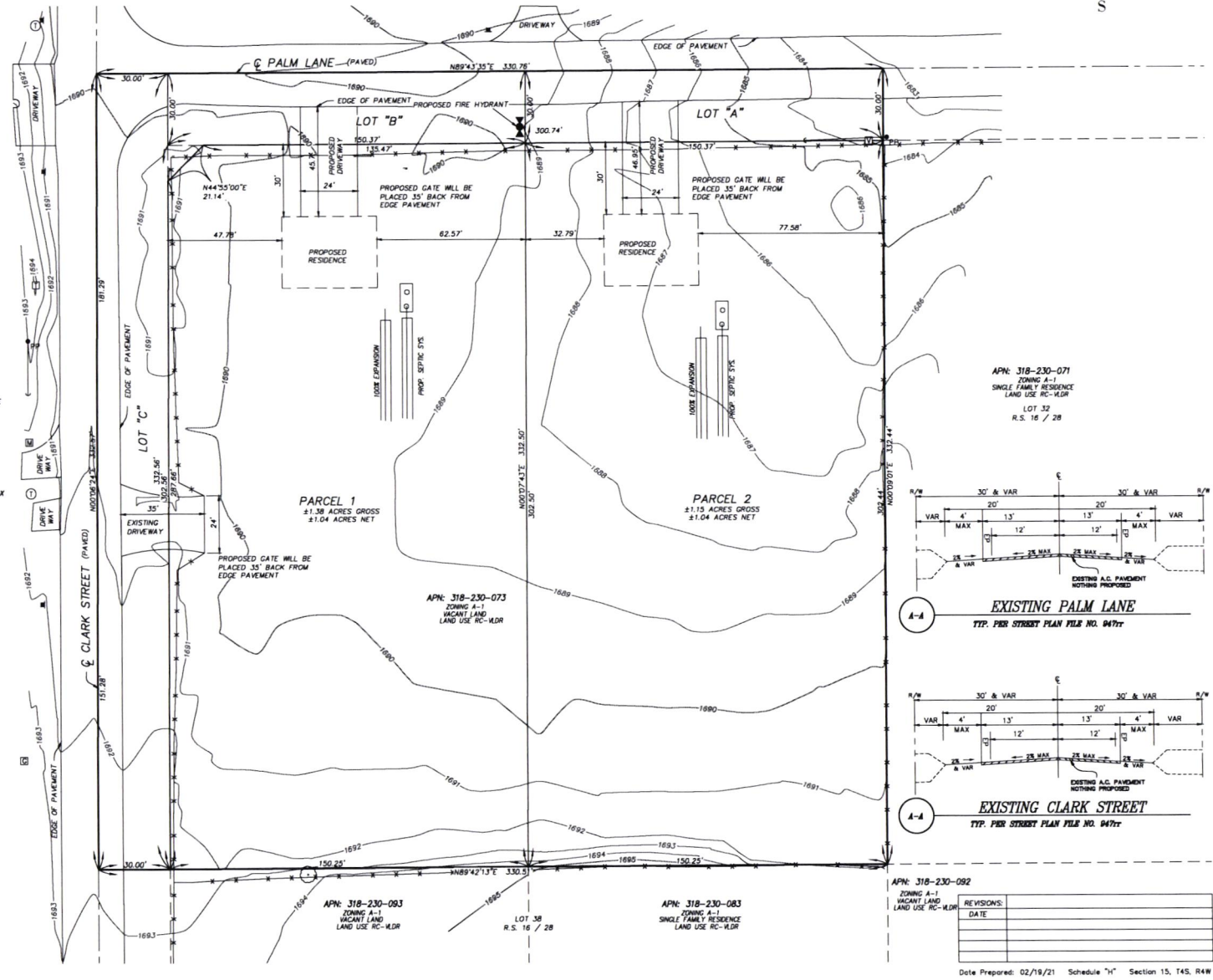
AREA:
 22.56 ACRES GROSS
 22.06 ACRES NET

MINIMUM YARD SETBACKS:
 FRONT 20' MAXIMUM HEIGHT:
 SIDE 5' SINGLE FAMILY 40'
 REAR 10' BUILDINGS 30'-75'

SOURCE: COUNTY OF RIVERSIDE
 WEB: <http://planning.rcti.me.org>

LEGEND:

- C — CENTERLINE
- P — PROPERTY LINE
- R/W — RIGHT OF WAY
- X — X — EXISTING CONTOUR
- * — * — INDICATES CHAIN LINK FENCE
- () INDICATES GUY WIRE
- () — INDICATES RECORD DATA PER P.M. 114/25-26.
- INDICATES TREE
- ⊕ INDICATES GAS METER
- ⊗ INDICATES WATER METER
- ⊕ INDICATES VERIZON PULL-BOX
- ⊕ INDICATES TELCO PULL-BOX
- ⊕ INDICATES TELCO RISER
- ⊕ INDICATES POWER POLE
- ⊕ INDICATES MAILBOX



APN: 318-230-092
 ZONING A-1
 VACANT LAND
 LAND USE RC-VLDR

REVISIONS:	DATE



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



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

07/05/23, 12:27 pm

TPM38108

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38108. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this TPM38108 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. 38108 (TPM38108) is a Schedule "H" subdivision of an existing 2.52 gross acre vacant lot that will be divided into two (2) separate parcels. Parcel 1 would consist of 1.38 gross acres and Parcel 2 will consist of 1.15 gross acres. The parcel is located in the Light Agriculture (A-1-1) zone.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 1st District Design Guidelines
2. 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 MAP:

Tentative Map (TPM38108), dated December 30, 2021

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

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

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

- Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - 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. 857 (Business Licensing)
4. Mitigation Fee Ordinances:
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TPM38108 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 TPM38108, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 6 AND - Hold Harmless (cont.)**

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.

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. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Flood**Flood. 1 Flood Hazard Report**

FLOOD HAZARD REPORT: 11/10/2021 BB ID: 322-751-637

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****Flood Hazard Report (cont.)**

Parcel Map (PM) 38108 is proposing a Schedule H subdivision of an existing 2.52 gross acre lot that will be divided into two (2) separate parcels. Lot one (Parcel 1) will consist of 1.38 gross acres and lot 2 (Parcel 2) will consist of 1.15 gross acres. It is located in the Mead Valley area, Easterly of Clark Street and Southernly Palm Lane Street.

The site is sloped to drain towards the northeast corner. It is subject to minor offsite flows from adjacent property to the south. Except for nuisance nature local runoff that may traverse portions of the property, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

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. All pads should be located outside of the low. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

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

The project 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 issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. 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. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. See Condition 50 Flood- ADP FEE NOTICE, and 60 and 80 Flood- ADP FEE .

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning**Planning. 1****90 DAYS TO PROTEST**

The project applicant 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. 2**ALUC General Conditions**

No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****ALUC General Conditions (cont.)**

that all future buildings will require FAA OES review before permit issuance.

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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

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

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

(e) Hazards to flight.

3. The notice as attached in ALUC's July 12, 2021 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign in a form similar to that attached to ALUC's consistency letter, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basins is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2 ALUC General Conditions (cont.)**

avoid bird strikes." The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin. 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive or irrigation controllers, access gates, etc.

Planning. 3 Causes for Revocation

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

Planning. 4 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. 5 Map Expiration Date

The conditionally approved Tentative Map shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by the County Ordinance No. 460. A Tentative Map could have up to two (2) extension of times, of three (3) years each, for a total of nine (9) years to record. 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. 6 Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Light Agriculture – 1 Acre Minimum (A-1-1) zone.

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.

Planning-CUL. 2 Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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 RCTD - GENERAL CONDITIONS

- With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the 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.
- 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.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- 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 Fire - Prior to Recordation Not Satisfied

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

050 - Fire. 2 Fire - Prior to Recordation Not Satisfied

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

050 - Fire. 3 Prior to recordation Not Satisfied

6. ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.
ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 4 Prior to recordation Not Satisfied

3. 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.

050 - Fire. 5 Prior to recordation Not Satisfied

5. ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

050 - Fire. 6 Prior to recordation Not Satisfied

4. ECS map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the

Plan: TPM38108

Parcel: 318230073

50. Prior To Map Recordation

Fire

050 - Fire. 6 Prior to recordation (cont.) Not Satisfied
Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code 503.1.2)

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied
A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

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

050 - Flood. 2 Submit ECS & Final Map Not Satisfied
A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 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 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 FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall determine is 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. 3 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. 4 MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

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50. Prior To Map Recordation

Planning

050 - Planning. 5 Map - Quimby Fees (1) Not Satisfied

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

050 - Planning. 6 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.

050 - Planning. 7 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until the Receive and File (R&F) has been approved by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Survey

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

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

- 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.
- Right of Way dedication on the project side, northeast corner of the intersection of Parsons Road and Dallas Avenue per Right of Way corner cutback standard no. 805, Ordinance No. 461.

60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the

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60. Prior To Grading Permit Issuance

BS-Grade

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

owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map (PM) 38108 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 FEE BALANCE Not Satisfied

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

060 - Planning. 2 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 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 2.52 acres (gross) and/or residential development, with any lot/parcel over a 1/2 acres (0.50) or more being a flat fee, 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. In the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 SKR Fee Condition (cont.) Not Satisfied
event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLAN Not Satisfied
When you submit a grading plan to the Department of Building and Safety, 2 sets of the grading plan (24 X 36 inches) shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 RCTD - SUBMIT PLANS Not Satisfied
Prior to the issuance of a building permit, the owner / applicant may be required to submit a

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD - SUBMIT PLANS (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

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

E Health

080 - E Health. 1 DEH LAND USE COMMENTS Not Satisfied

At time of building permit issuance, a water "will serve" letter from Eastern Municipal Water District and detailed Onsite Wastewater Treatment System (OWTS) report in compliance with Riverside County's LAMP will be required.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map (PM) 38108 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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied
will not be accepted for payment.

Planning

080 - Planning. 1 FEE BALANCE Not Satisfied

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

080 - Planning. 2 Roof Mounted Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 3 SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 4 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 RCTD - SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

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

<http://rcflood.org/npdes/>

Waste Resources

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

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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan (cont.) Not Satisfied
Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Planning

090 - Planning. 1 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the The Office of Economic Development and/or Recreation and Parks District.

090 - Planning. 2 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 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 fee shall be paid for each residential unit to be constructed within this land division.

090 - Planning. 3 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 construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division.

090 - Planning. 4 SKR Fee Condition Not Satisfied

Prior to the final of a building permit, 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 SKR Fee Condition (cont.) Not Satisfied
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 2.52 acres (gross) and/or residential development, with any lot/parcel over a 1/2 acres (0.50) or more being a flat fee, 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. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 RCTD - FEE PAYMENT Not Satisfied
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project proponent shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824

090 - Transportation. 2 RCTD - GATE LOCATION Not Satisfied
The gate shall be relocated 35 feet from the street existing edge of pavement.

090 - Transportation. 3 RCTD - WQMP COMPLETION Not Satisfied
If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts Not Satisfied
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

PROPERTY OWNERS CERTIFICATION FORM
APN's 169-031-003, 004, 005, 006, 008, 009, 020, 169-032-002, 004, 020

I, Karen Jordan, certify that on
(Print Name)

2/23/2023 _____ the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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: Karen Jordan

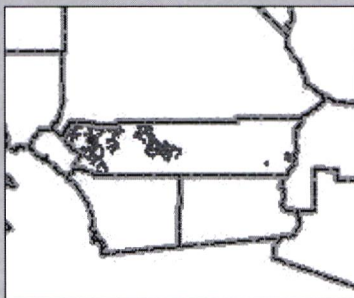
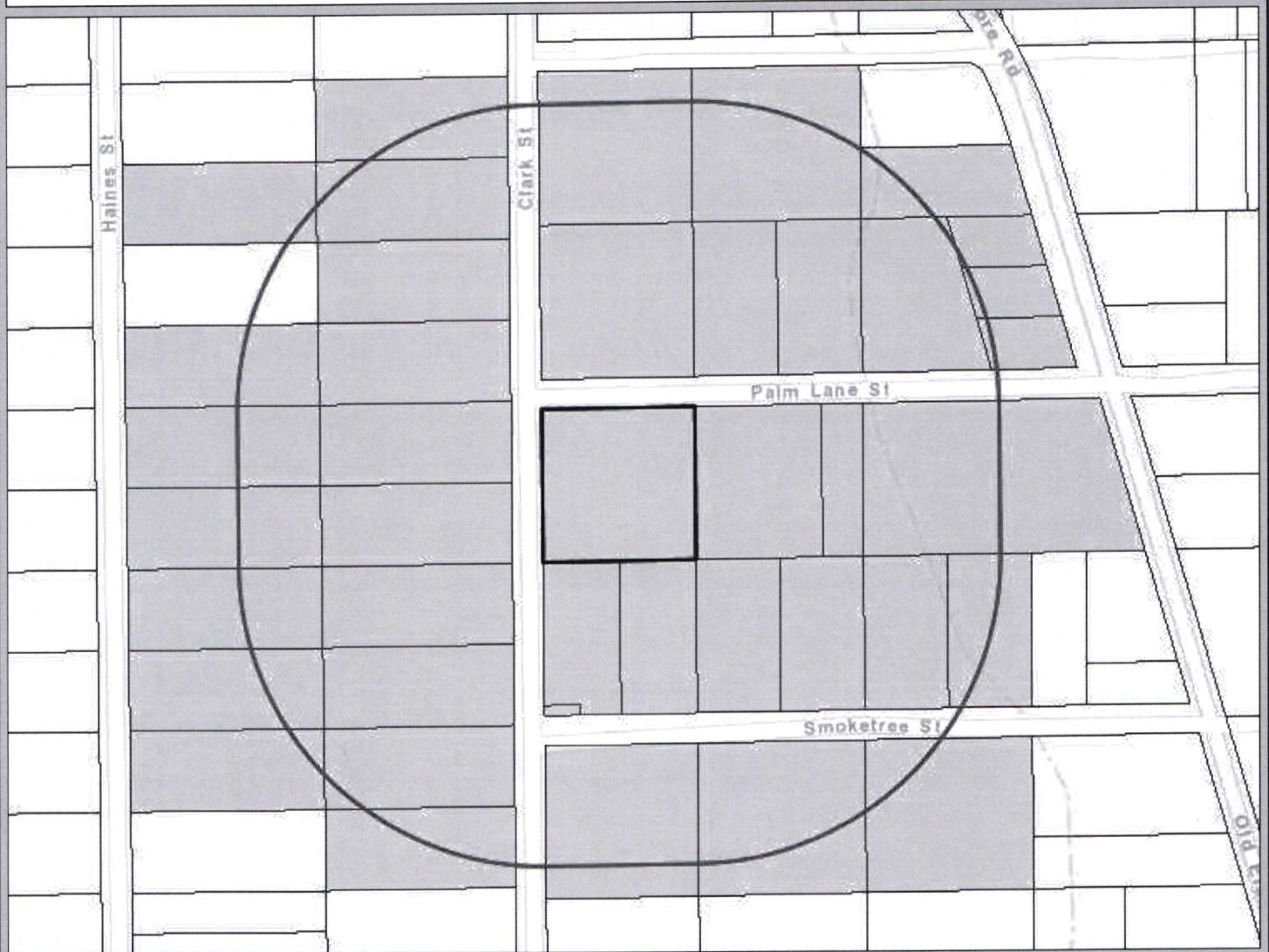
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 3450 14th St, 5th Fl

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 542-8711

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes

Request for APN 318-230-073



0

376

752 Feet

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

REPORT PRINTED ON... 2/23/2023 12:35:05 PM

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318200053
SAUCEDO JOSE MANUEL REVOCABLE TRUST
20221 OLD ELSINORE RD
PERRIS CA 92570

318200054
JUAN JOSE ROSAS
20201 OLD ELSINORE RD
PERRIS CA 92570

318200078
THELMA F. ROOT
20241 OLD ELSINORE RD
PERRIS CA 92570

318200086
ARIFA ATALLAH TAWHEEL
11308 E RENATA CIR
MESA AZ 85212

318210077
JUAN MANUEL GALLARDO
20241 CLARK ST
PERRIS CA 92570

318210078
FRANCISCO N. NAVARRO
20209 CLARK ST
PERRIS CA 92570

318210080
ANGEL G. GONZALEZ
20137 CLARK ST
PERRIS CA 92570

318221038
HUDSON THOMAS J
20368 HAINES ST
PERRIS CA 92570

318230073
EDUARDO RODRIGUEZ
20311 CLARK ST
PERRIS CA 92570

318230092
WILLIE TAFT FRANKLIN
21570 SMOKETREE ST
PERRIS CA 92570

318230094
MITCHELL JONES
2840 HWY 95A S NO 7
SILVER SPRINGS NV 89429

318200079
ARIAS MARIO L
1682 WILSON AVE
PERRIS CA 92571

318200080
RAMIREZ FAMILY TRUST 6/28/22
7811 DEVONWOOD AVE
GARDEN GROVE CA 92841

318200097
ESTEVE AVILES
21509 CEDAR ST
PERRIS CA 92570

318200081
ISMAEL MACIAS
21570 PALM LN
PERRIS CA 92570

318200082
GILDARDO GUTIERREZ
21530 PALM LN
PERRIS CA 92570

318200069
ROMAN PETER FLORES
20181 OLD ELSINORE RD
PERRIS CA 92570

318210060
CHESTER HOWZE
11655 S ALABAMA AVE
LOS ANGELES CA 90059

318210062
CHESTER HOWZE
20030 HAINES ST
PERRIS CA 92570

318210079
JOSE E. SANCHEZ
20161 CLARK ST
PERRIS CA 92570

318221035
HOWZE CHESTER
11655 S ALABAMA AVE
LOS ANGELES CA 90059

318221036
HUMBERTO SANDOVAL
20310 HAINES ST
PERRIS CA 92570

318221047
LORENA SANCHEZ
20383 CLARK ST
PERRIS CA 92570

318221049
CARLOS GARCIA VELEZ
20331 CLARK ST
PERRIS CA 92570

318221050
UBEROUS INC
20311 CLARK ST
PERRIS CA 92570

318221051
FIDELA JIMENEA
20259 CLARK ST
PERRIS CA 92570

318221037
JESUS E ROCHA RIOS
20330 HAINES ST
PERRIS CA 92570

318221039
GERARDO VERA
20392 HAINES ST
PERRIS CA 92570

318221046
RAUL CAUDILLO
20421 CLARK ST
PERRIS CA 92570

318221048
JOSE NUNES
20339 CLARK ST
PERRIS CA 92570

318230070
GEORGE HILL
211 S MAYO AVE
COMPTON CA 90221

318230071
DAVID LAGUNAS
21575 PALM LN
PERRIS CA 92570

318230083
ALVIN C. SMITH
21540 SMOKETREE ST
PERRIS CA 92570

318230085
MARILYN ALEJANDRA CASTANEDA
21675 PINEWOOD ST
PERRIS CA 92570

318230091
GLORIA AGUILAR
21606 SMOKETREE ST
PERRIS CA 92570

318230072
MARKESHIA E. HILL
21583 PALM LN
PERRIS CA 92570

318230081
ROBERT S. FISHER
21652 SMOKETREE ST
PERRIS CA 92570

318230082
PATRICIA LEYVA
21636 SMOKETREE ST
PERRIS CA 92570

318230084
BRAULIO R. CORTEZ-MARTINEZ
20515 BURNS ST
PERRIS CA 92570

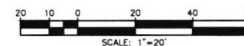
318230093
MATHEW JON CARR
20320 CLARK ST
PERRIS CA 92570

318230095
ANA LUISA LOPEZ
20470 CLARK ST
PERRIS CA 92570

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38108

INLAND VALLEY SURVEYING, INC.

FEBRUARY, 2021



OWNER/APPLICANT:
 FLORENTINO RODRIGUEZ
 EDUARDO RODRIGUEZ
 30885 SOULDER STREET
 PERRIS, CA 92570
 PHONE: (951) 329-0890

SITE ADDRESS:
 32370 CLARK STREET
 PERRIS, CA 92570

ASSESSORS PARCELS:
 318-230-073

TOTAL LOTS:
 NUMBER LOTS 2
 LETTER LOTS 3 (STREET DEDICATION)

LEGAL DESCRIPTION:
 PARCEL 31 OF WALDEN POULTY ACRES No. 4, IN THE COUNTY OF RIVERSIDE, ON FILE IN BOOK 16, PAGE 28 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE: 174 GRID: JA

UTILITIES:

- WATER: E.M.W.D.
- SEWER: SEPTIC SYSTEM
- GAS: SO. CAL. GAS
- ELECTRIC: SO. CAL. EDISON
- TELEPHONE: VERIZON
- CABLE: GENERAL TELEPHONE COMPANY
- SCHOOL DISTRICT: VAL VERDE UNIFIED
- SERVICE DISTRICT: 117-MEAD VALLEY STREET LIGHTING

ZONING:

- EXISTING ZONING: A-1 LIGHT AGRICULTURE
- EXISTING LAND USE: VLDR VERY LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: A-1 LIGHT AGRICULTURE
- PROPOSED LAND USE: VLDR VERY LOW DENSITY RESIDENTIAL

NOTES:

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
2. THIS LAND IS SUSCEPTIBLE TO SUBSIDENCE, AND HAS A HIGH PALEONTOLOGICAL SENSITIVITY.
3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
4. ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
5. ALL DRIVEWAYS SHALL BE A MINIMUM OF 16" IN WIDTH.
6. SCHEDULE "H"
7. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
8. NO ALTERATIONS WILL BE MADE IN CLARK STREET OR PALM LANE REGARDING TREES OR ANY OTHER OBSTACLES.
9. PROPERTY IS WITHIN COUNTY SERVICE AREA.

SOURCE OF TOPOGRAPHY:

FIELD SURVEY FOR THIS SITE WAS PERFORMED ON FEBRUARY 9, 2021 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:

NATIONAL GEODETIC SURVEY DESIGNATION: MLFP_SGGL_CS1998_COPS ARP
 STATION DESCRIPTION: STATION IS A COPS CORS STATION. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.

ELEVATION: 1661.92' (NAVD83)

REPRESENTATIVE & PREPARER
 INLAND VALLEY SURVEYING, INC.
 130 WEST WALNUT AVENUE SUITE A-5
 PERRIS, CA 92571
 PHONE: (951) 857-1200
 EMAIL: PLS8509@IANDCO.COM
 MIGUEL A. VILLASENOR, PLS

EASEMENT NOTE:

AREA:

±2.52 ACRES GROSS
 ±2.09 ACRES NET

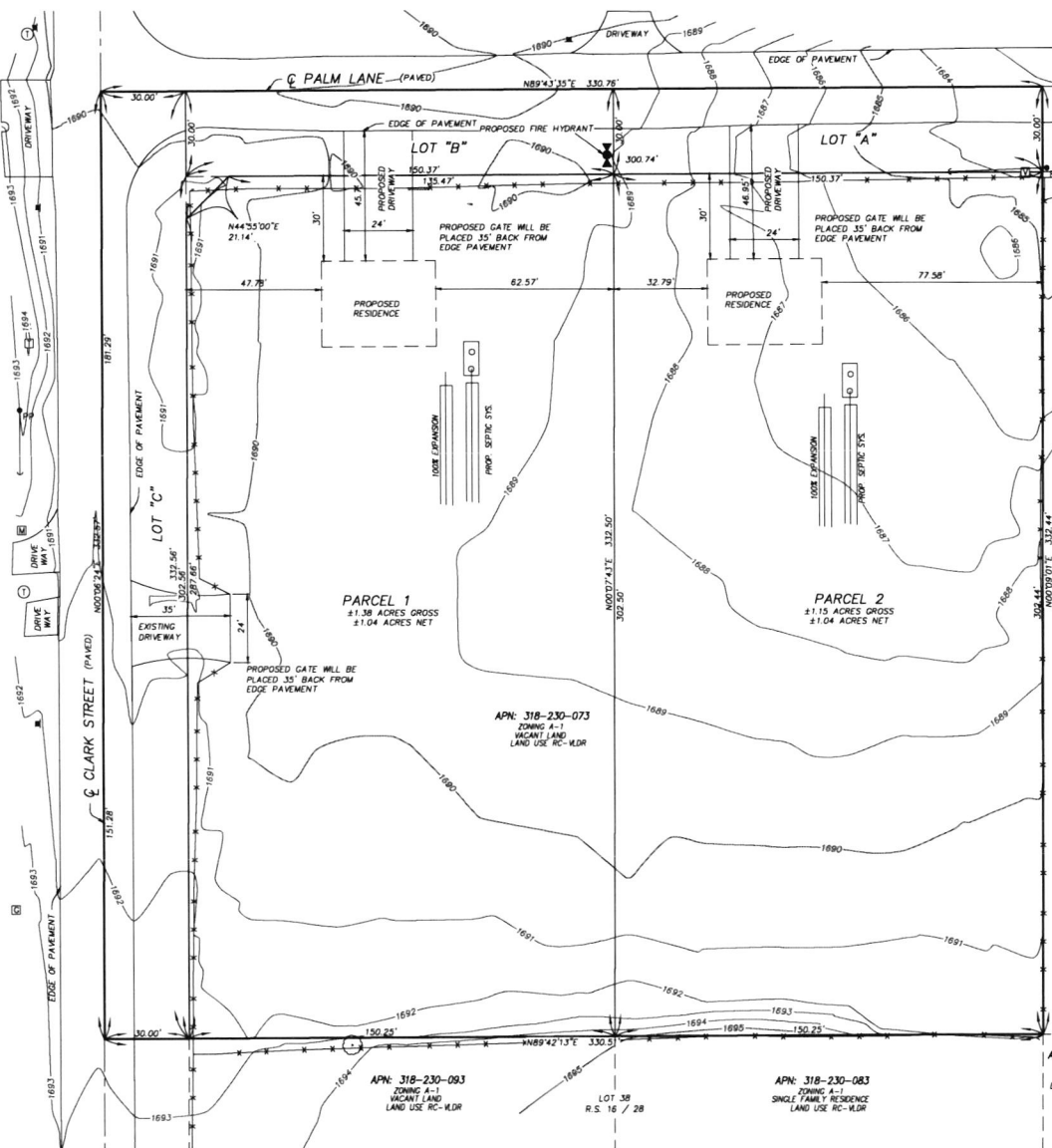
MINIMUM YARD SETBACKS:

FRONT 20' MAXIMUM HEIGHT:
 SIDE 5' SINGLE FAMILY 40'
 REAR 10' BUILDINGS 50'-75'

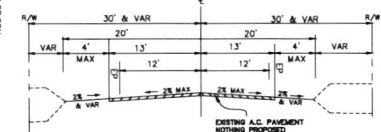
SOURCE: COUNTY OF RIVERSIDE
 WEB: <http://planning.rctima.org>

LEGEND:

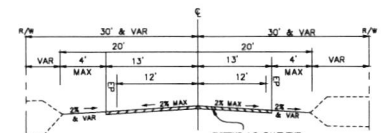
- = CENTERLINE
- = PROPERTY LINE
- R/W = RIGHT OF WAY
- = EXISTING CONTOUR
- = INDICATES CHAIN LINK FENCE
- = INDICATES GUY WIRE
- = INDICATES RECORD DATA PER P.M. 114/25-26.
- = INDICATES TREE
- ⊠ = INDICATES GAS METER
- ⊠ = INDICATES WATER METER
- ⊠ = INDICATES VERIZON PULL-BOX
- ⊠ = INDICATES TELCO RISER
- ⊠ = INDICATES POWER POLE
- ⊠ = INDICATES MAILBOX



APN: 318-230-071
 ZONING A-1
 SINGLE FAMILY RESIDENCE
 LAND USE RC-VLDR
 LOT 32
 R.S. 16 / 28



EXISTING PALM LANE
 TYP. PER STREET PLAN FILE NO. 04777



EXISTING CLARK STREET
 TYP. PER STREET PLAN FILE NO. 04777

APN: 318-230-092

REVISIONS:	DATE

