

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



ITEM: 1.2
(ID # 22419)

MEETING DATE:
Tuesday, July 18, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37397 – CEQA Exempt per Section 15315 & Section 15061(b)(3) – Applicant: Manuel Lopez – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan - Rural Community: Very Low Density Residential (RC-VLDR) – Location: north of Costello Ave, east of Alexander Street, south of Oleander Ave, west of Brown St – 5.47 gross Acres – Zoning: Light Agriculture, 1-Acre Minimum (A-1-1) – PROJECT DESCRIPTION: a Schedule “H” subdivision of 5.47 gross acres into 4 single family residential lots with a minimum lot size of 1.00 gross acre. Parcels 1 through 3 will be 1 gross acre in size and Parcel 4 will be 2.47 gross acres with an existing residence and accessory structures– APN: 315-040-005. 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 June 13, 2023 since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

ACTION:Consent

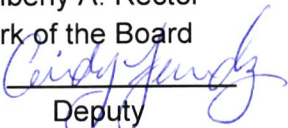

John Hildebrand, Planning Director 7/6/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: July 18, 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. 37397 is a proposal for a Schedule "H" subdivision of a 5.47 gross acre lot into four single-family residential lots. Parcels 1 through 3 will be 1 gross acre in size and Parcel 4 will be 2.47 gross acres with an existing residence and accessory structures. 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 Rural Community: Very Low-Density Residential (RC:VLDR) Land Use Designation and the Light Agriculture, 1-Acre Minimum (A-1-1) 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 north of Costello Avenue, east of Alexander Street, south of Oleander Avenue, west of Brown Street.

Planning Director's Decision

The Planning Director approved the Tentative Parcel Map administratively on June 13, 2023, since no request for a 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.

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

Impact on Citizens and Businesses

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

Additional Fiscal Information

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

ATTACHMENTS:

- A. TPM37397 STAFF REPORT PACKAGE**
- B. TPM37397 TENTATIVE PARCEL MAP EXHIBIT**



Jason Farin, Principal Management Analyst 7/10/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

June 27, 2023

Manuel Lopez
20730 Costello Ave
Perris, CA 92570

Cc:
Inland Empire Survey and Engineering Inc.
C/O Rachel Lutu
rlutu@iesurveyandeng.com

RE: Tentative Parcel Map No. 37397 (TPM37397)

On June 13, 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 June 12, 2023, by 5:00 p.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,

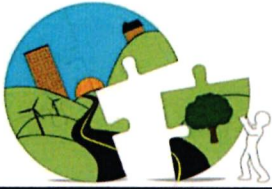
RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Tim Wheeler, 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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: Optional Hearing

PROPOSED PROJECT

Case Number(s): TPM37397

Environmental: Exempt 15315 and 15062b

Area Plan: Mead Valley

Zoning Area/District: Mead Valley District

Supervisory District: First District

Project Planner: Tim Wheeler

Project APN(s): 315-040-005

Applicant(s): Manuel Lopez

Representative(s): Rachel Lutu & Debbie Heaton

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37397 (TPM37397) is a Schedule "H" subdivision of 5.47 gross acres into 4 residential lots with a 1-acre minimum lot size. Parcels 1 thru 3 would consist of 1 gross acre in size and Parcel 4 would consist of 2.47 gross acres with an existing residence and accessory structures.

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

The Project is located north of Costello Avenue, east of Alexander Street, and south of Oleander Avenue, and west of Brown Street. The 5-acre parcel has an address is 20730 Costello Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE, **TENTATIVE PARCEL MAP NO. 7397 (TPM37397)** 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

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:	Rural Residential- ½ Acre Minimum (R-R-1/2)
East:	Light Agriculture (A-1-1)
South:	Light Agriculture (A-1-1)
West:	Light Agriculture (A-1-1)
Existing Use:	Residential (Existing dwelling and structures on site)
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):	5.47 gross acres	1 Single Family Dwelling per Acre
Proposed Minimum Lot Sizes:	Lot 1 thru 3: 1.00 gross acres (0.92 net) Lot 4: 2.47 gross acres (2.24 net)	1 acre gross (minimum)
Total Proposed Number of Lots:	4	N/A
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – 117 Mead Valley Street Lighting
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
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 37397 was submitted to the County of Riverside on April 13, 2018. 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 project site is a Schedule "H" parcel map of approximately 5.42 gross acre (5.12 net acre) in size and has an existing residential dwelling unit and accessory structures located on the southern end of the subject property. The property fronts two roads, Oleander Avenue on the north and Costello Avenue on the south, with a current driveway access off of Costello Avenue. The Project proposes three (3) lots of 1.00 gross acres in size (Parcels 1-3) and a final lot of 2.47 gross acres in size (Parcel 4). The residential pads are depicted on each of the new lots with frontage on Oleander Avenue to the north. The southern portion of the subject property of 2.47 gross acres would retain their frontage along Costello Avenue for the existing residential uses. The subject site is generally flat, and no construction is currently proposed at this time for the new parcels. The existing residence of approximately 1,440 square foot was constructed in 1978. The existing (permitted) structures meet the current applicable development standards. 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.

This project has taken 5 years to process due to slow or unresponsive former representative of the applicants on project comments or corrections. Additionally, staff changes of the project planner also may have been a factor.

General Plan:

The Project site has a General Foundation of Rural Community, and a land use designation of Very Low Density Residential (RC-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. 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 four 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), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when 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 subdivision would result in four parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Light Agriculture, 1 acre minimum (A-1-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent the City of Riverside, with a population size of 317,261 people, and the City of Perris, with a population size of 78,897 people (2020 U.S. Census). This city can be classified as "urbanized" areas; thus, this standard has been met. Also, as previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

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

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

documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

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

FINDINGS AND CONCLUSIONS

In order for the County to approve 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 5.47 gross-acre parcel into four single-family residential lots sized 1.00 acres to 2.47 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 plus 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. 37397 proposed to subdivide approximately 5.47 gross acres into four 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. 37397 is a proposal to subdivide 5.47-acres into four 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 project.
5. *As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:
 - a. Streets & Street Improvement Plans. The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).

- b. Other Improvements. Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were 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 1-3 will be approximately 1.00 gross acres, with a 114.81-foot width and 348.93-foot depth. Parcel 4 would be approximately 2.47 gross acres, with an approximately 344.43-foot width and 284.55- 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 1-3 will be approximately 1.00 gross acres, with a 114.81-foot width and 348.93-foot depth. Parcel 4 would be approximately 2.47 gross acres, with an approximately 344.43-foot width and 284.55-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 Oleander Avenue. 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 May 1, 2018. 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 on July 11, 2019. The letter of consistency has been included as an attachment to this staff report, and all recommending conditions of approval by ALUC have been incorporated in the project’s conditions of approval (15.Gen-ALUC).
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:

The project site is not located within a Cal Fire State Responsibility Area (“SRA”) and is not within a high fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls 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: 06/23/23



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

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



06/27/23, 10:42 am

TPM37397

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37397. 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 TPM37397 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. (TPM37397) is a Schedule "H" subdivision of 5.47 gross acres into 4 residential lots with a 1-acre minimum lot size. Parcels 1 thru 3 would consist of 1 gross acre in size and Parcel 4 would consist of 2.47 gross acres with an existing residence and accessory structures.

The project site is located north of Costello Avenue, south of Oleander Avenue, east of Alexander Street, and west of Brown Street, within the Mead Valley Area Plan.

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 EXHIBIT:

Tentative Parcel Map No. 37397, dated March 10, 2023

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - 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. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)

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

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 the Tentative Parcel Map, or its associated environmental documentation; and,

- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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

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

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

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

E Health

E Health. 1 DEH - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 DEH - PROJECT SUMMARY

Project Summary for Tentative Parcel Map No. 37397: TPM37397 is a proposal for a Schedule H subdivision of 5.47 gross acres into 4 lots: 3 at 1.00 gross acres and 1 lot at 2.47 gross acres. The project is proposing East Municipal Water District (EMWD) for potable water source. Project is proposing connection to Onsite

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 DEH - PROJECT SUMMARY (cont.)

Wastewater Treatment Systems (OWTS) for sewage disposal method. The applicant has requested to redesignate the individual domestic well (WP0010064) as an agricultural well and has confirmed that neither of the two wells on proposed Parcel 4 have a connection to any structure (WP0018764 is already an agricultural well). A statement on the site plan states, " All onsite wells are for agricultural use only and are not used for nor will ever be used as a source of potable water for this project and for future projects. The wells do not have any current connections to any structures and will not have any future connections." All wells on proposed Parcel 4 will be henceforth agricultural wells and cannot be converted to an individual well or used as a source of potable water.

Fire

Fire. 1 Gen - Fire

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

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

Flood

Flood. 1 Flood Haz. Report

1-27-2020

Parcel Map (PM) 37397 is a proposal to subdivide a 5.47-acre parcel into four (4) lots for residential use in the Mead Valley area. The site is located on the south side of Oleander Avenue approximately 1,500 feet west of the intersection of Oleander Ave and Brown Street. Costello Avenue bounds the site to the south. There is an existing house and other accessory structures on Lot 4 of this map. The site is Lot 4 of Record of Survey (RS) 9/5 recorded in 1928.

The site is located immediately downstream of two (2) Mead Valley Master Drainage Plan (MDP) culverts identified as Culvert 10 and Culvert 11 crossing Oleander Avenue. Culvert 10 outlets flow at the northern property line and Culvert 11 outlets flow onto the adjacent parcel and enters the site from the east. Both watercourses confluence at the center of the site. The existing CMP culverts are undersized. To convey the 10-year frequency flow, the culverts would need to be improved to 2-65"x40" CMP arches and 4-50"x31" CMP arches for Culvert 10 and Culvert 11, respectively, as identified in the MDP report. Both culverts are currently single 36-inch CMPs. Improvements of these culverts is not necessary at this time. Any flow exceeding the current capacity would overtop the road and continue in the same watercourse. Any grading of the lots shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

The District has reviewed the Tentative Parcel Map Exhibit dated November 25, 2019.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

ALUC Conditions (cont.)

(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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 FEES FOR REVIEW (cont.)

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 If Human Remains Found

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

Planning-CUL. 2 Unanticipated Resources

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

close association with each other.

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

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Transportation

Transportation. 1 COUNTY WEB SITE

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.

Transportation. 2 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 DRAINAGE 2

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

Transportation. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TPM37397

Parcel: 315040005

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH – ECP DETERMINATION PRIOR TO MAP RECORDATION Not Satisfied

Prior to map recordation, the Department of Environmental Health (DEH) Environmental Cleanup Program (ECP) will review this project to determine if environmental assessment is needed. If it is determined that environmental assessment is needed, ECP clearance will be required prior to map recordation.

050 - E Health. 2 DEH - LEA - SOLID WASTE HAULER WILL SERVE Not Satisfied

Provide a Solid Waste Hauler will serve letter from the appropriate purveyor. Ensure the letter acknowledges the project. Ensure the letter addresses compliance with the requirements of SB1383.

050 - E Health. 3 DEH - WATER DOCUMENTATION AT MAP RECORDATION Not Satisfied

Provide documentation that establishes water service for this project from the appropriate purveyor.

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 Delineate Watercourse on ECS Not Satisfied

The natural watercourse(s) that traverse(s) Parcel Map 37397 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating:

"The natural watercourse(s) must be kept free of all buildings and obstructions including fill. Any buildings or obstructions shall be set-back a minimum of 25 feet from the center of the watercourse(s). Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed. "

050 - Flood. 3 Elevate Finished Floor Notice Not Satisfied

A note shall be placed on the Environmental Constraint Sheet to accompany the Final Map stating:

"The finished floor of new structures shall be elevated a minimum of 24 inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation. Slope protection shall be provided for fill exposed to erosive flows."

050 - Flood. 4 Submit ECS & Final Map Not Satisfied

Plan: TPM37397

Parcel: 315040005

50. Prior To Map Recordation

Flood

050 - Flood. 4 Submit ECS & Final Map (cont.) 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 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. 2 FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 3 Map - ECS Exhibit Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

050 - Planning. 4 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce 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. 5 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. 6 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. 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.

Planning-EPD

050 - Planning-EPD. 1 050-EPD-ECS Shall Be Prepared Not Satisfied

The applicant shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final

Plan: TPM37397

Parcel: 315040005

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 050-EPD-ECS Shall Be Prepared (cont.) Not Satisfied
exhibit for recordation.

A drainage occurs on site, this drainage shall be delineated and labeled on the ECS and final map. A note shall be placed on the ECS stating: "drainages shall be kept free of grading/development/structures". Otherwise a DBESP will be required.

Prior to a grading permit being issued, an ECS must be on the final exhibit for conservation land for recordation as referenced in the document, " WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN, CONSISTENCY ANALYSIS, TENTATIVE PARCEL MAP 37397, UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA ", prepared by Solequine GIS and Environmental Consulting, dated revised 06 June, 2021.

Survey

050 - Survey. 1 EASEMENT Not Satisfied

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

Transportation

050 - Transportation. 1 R-0-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Costello Avenue shall be conveyed for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way along Oleander Avenue shall be conveyed for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Plan: TPM37397

Parcel: 315040005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) 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.

Fire

060 - Fire. 1 Prior to grading Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a NEW 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.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map 37397 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.

060 - Flood. 2 Elevate Finished Floor Not Satisfied

The finished floor of new structures shall be elevated a minimum of 24 inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation. Slope protection shall be provided for fill exposed to erosive flows.

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

Plan: TPM37397

Parcel: 315040005

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 SKR Fee Condition (cont.) Not Satisfied

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 5.47 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.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Deed Restriction Not Satisfied

Prior to the issuance of a grading permit, a deed restriction shall be recorded over the area delineated as "riverine/riparian," on Figure 4 in the document " WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN, CONSISTENCY ANALYSIS, TENTATIVE PARCEL MAP 37397, UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA ", prepared by Solequine GIS and Environmental Consulting, dated revised 06 June, 2021, to protect it from any disturbance in the future. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

060 - Planning-EPD. 3 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

Plan: TPM37397

Parcel: 315040005

60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
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 Div

- 060 - Planning-EPD. 4 60 – EPD-Review Grading Plans Prior to Grading Permit Not Satisfied

Prior to grading permit issuance, EPD must review the grading plans and all project maps and exhibits to show they clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the mapped Riparian/Riverine habitat depicted on Exhibit 4 found within the document titled "WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN, CONSISTENCY ANALYSIS, TENTATIVE PARCEL MAP 37397, UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA ", prepared by Solequine GIS and Environmental Consulting, dated revised 06 June, 2021.

Transportation

- 060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

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

- 060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading 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 the issuance of a

Plan: TPM37397

Parcel: 315040005

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT PLANS (cont.) Not Satisfied
grading permit. More information can be found at the following website.
<http://rcflood.org/npdes/>

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 Compaction 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.

BS-Plan Check

080 - BS-Plan Check. 1 Existing Structures Not Satisfied
All existing structures must be identified and shall include the building permit number correlating with the applicable structure. You may contact the Building & Safety Records Department at (951) 955-2017 for assistance with building permit number retrieval. Prior to permit issuance, all unpermitted structures shall have appropriate building permits issued.

080 - BS-Plan Check. 2 Unpermitted Structures - Permit Issuance Not Satisfied

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP). The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment, and the CWP final inspection must be successfully completed prior to any final inspection of the current building permit. NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the

Plan: TPM37397

Parcel: 315040005

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 2 Unpermitted Structures - Permit Issuance (cont.) Not Satisfied
applicable building/structure shall not be occupied or in use until a final approved building
inspection has been received.

E Health

080 - E Health. 1 DEH – OWTS REPORT REQUIRED Not Satisfied

Prior to issuance of the building permit, submit an Onsite Wastewater Treatment System (OWTS) Report in accordance with the requirements of the Local Agency Management Program (LAMP). Please note, additional information may be required upon review of requested items.

080 - E Health. 2 DEH – WATER WILL SERVE LETTER REQUIRED Not Satisfied

Prior to issuance of the building permit, provide water will serve letter from the appropriate purveyor that acknowledges the project. Ensure letter addresses proximity to water and requirements for connection for this project.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map 37397 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 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

Plan: TPM37397

Parcel: 315040005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 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/>

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.

E Health

090 - E Health. 1 DEH – OWTS FINAL REQUIRED Not Satisfied

Prior to building permit final, the Onsite Wastewater Treatment System (OWTS) must receive final clearance from this Department.

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

Plan: TPM37397

Parcel: 315040005

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 ORD NO. 659 (DIF) (cont.) Not Satisfied

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 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 5.47 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.

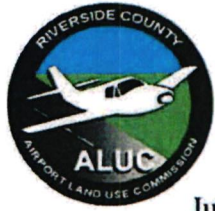
Transportation

090 - Transportation. 1 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.

090 - Transportation. 2 WRCOG TUMF Not Satisfied

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 11, 2019

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

Ms. Dionne Harris, Urban Regional Planner II
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

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

File No.: ZAP1373MA19
Related File No.: PM37397 (Tentative Parcel Map)
APN: 315-040-005

Dear Ms. Harris:

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. PM37397 (Tentative Parcel Map), a proposal to divide 5.47 gross acres located northerly of Costello Avenue, westerly of Brown Street, easterly of Alexander Street, and southerly of Oleander Avenue into four residential lots.

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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.

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

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 14,700 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 1,635 feet AMSL. The project site elevation is 1,660 feet AMSL, and the parcel map depicts existing buildings, although no new structures are proposed at this time. Review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division, but will be required prior to construction of new buildings or any other structures on the parcels. A condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES prior to issuance of building permits for any new structures on the property.

www.rcaluc.org

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

AIRPORT LAND USE COMMISSION

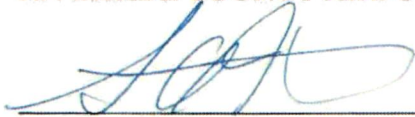
1. Any new outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the proposed lots and tenants of any dwellings thereon, and shall be recorded as a deed notice prior to, or in conjunction with, recordation of the final map. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
4. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; and hazards to flight.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

AIRPORT LAND USE COMMISSION

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

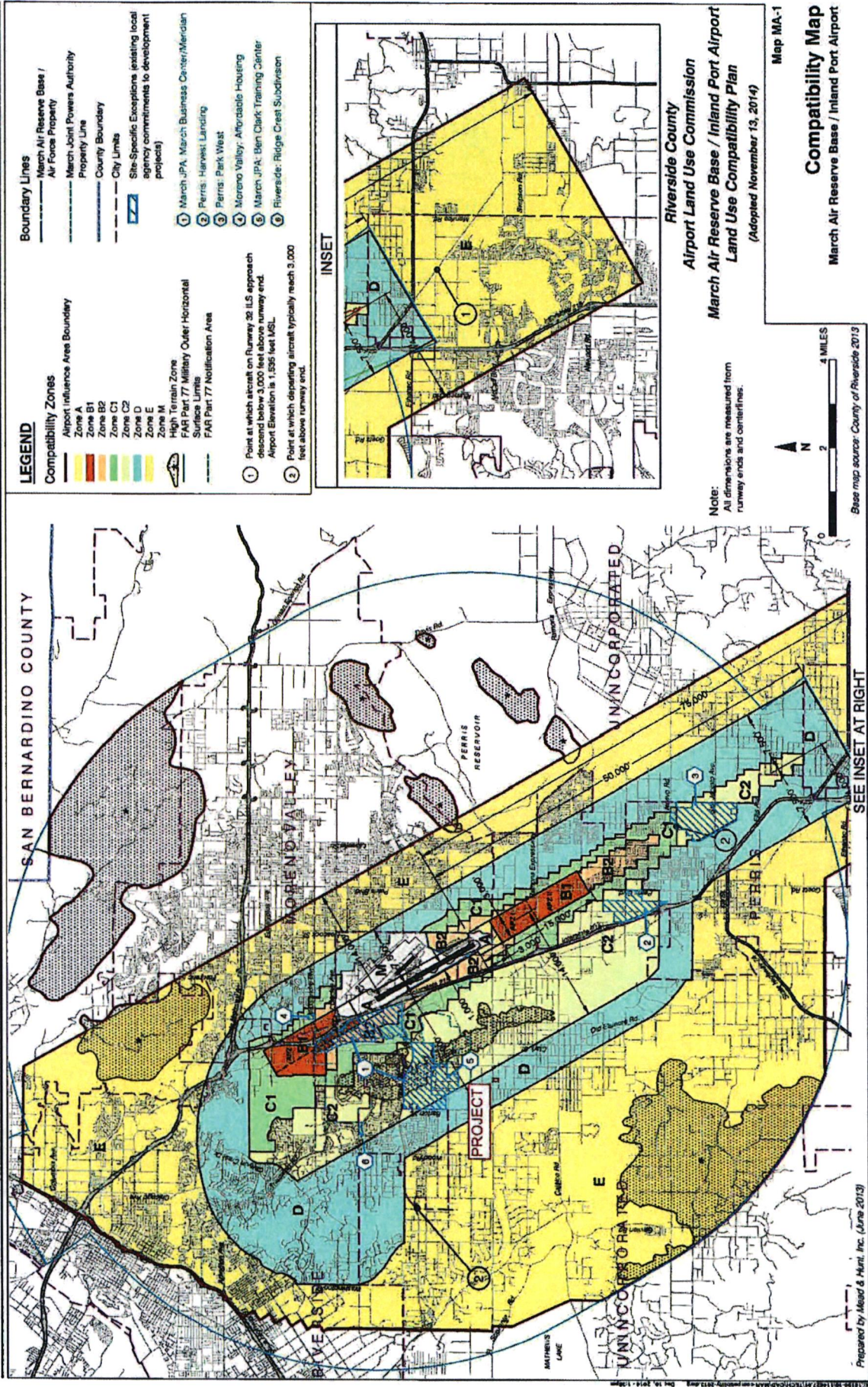
Attachments: Notice of Airport in Vicinity

cc: Manuel and Helen Lopez (applicants/landowners)
ACE Group Inc., Rod Arsalan (applicant's representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

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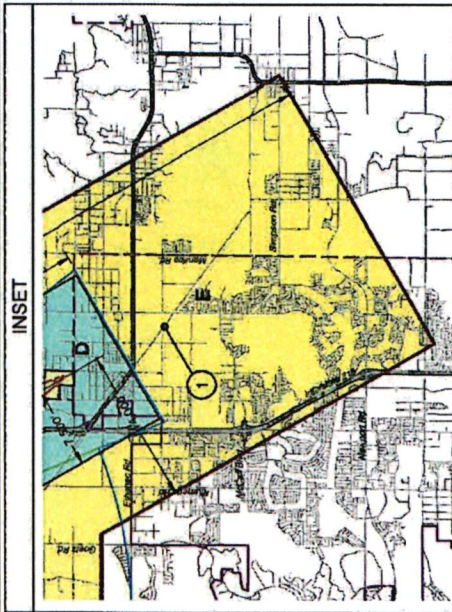
NOTICE OF AIRPORT IN VICINITY

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



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Airport Influence Area Boundary
 High Terrain Zone
 FAA Part 77 Military Outer Horizontal Surface Limits
 FAA Part 77 Notification Area
- Boundary Lines
 March Air Reserve Base / Air Force Property
 March Joint Powers Authority Property Line
 County Boundary
 City Limits
 Site-Specific Exceptions (existing local agency commitments to development projects)
- 1 March JPA, March Business Center/Meridian
 2 Perris: Harvest Landing
 3 Perris: Park West
 4 Moreno Valley, Affordable Housing
 5 March JPA, Ben Clark Training Center
 6 Riverside: Ridge Crest Subdivision
- 1 Point at which aircraft on Runway 36 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.
 2 Point at which departing aircraft typically reach 3,000 feet above runway end.



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

Map MA-1
 Compatibility Map
 March Air Reserve Base / Inland Port Airport

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

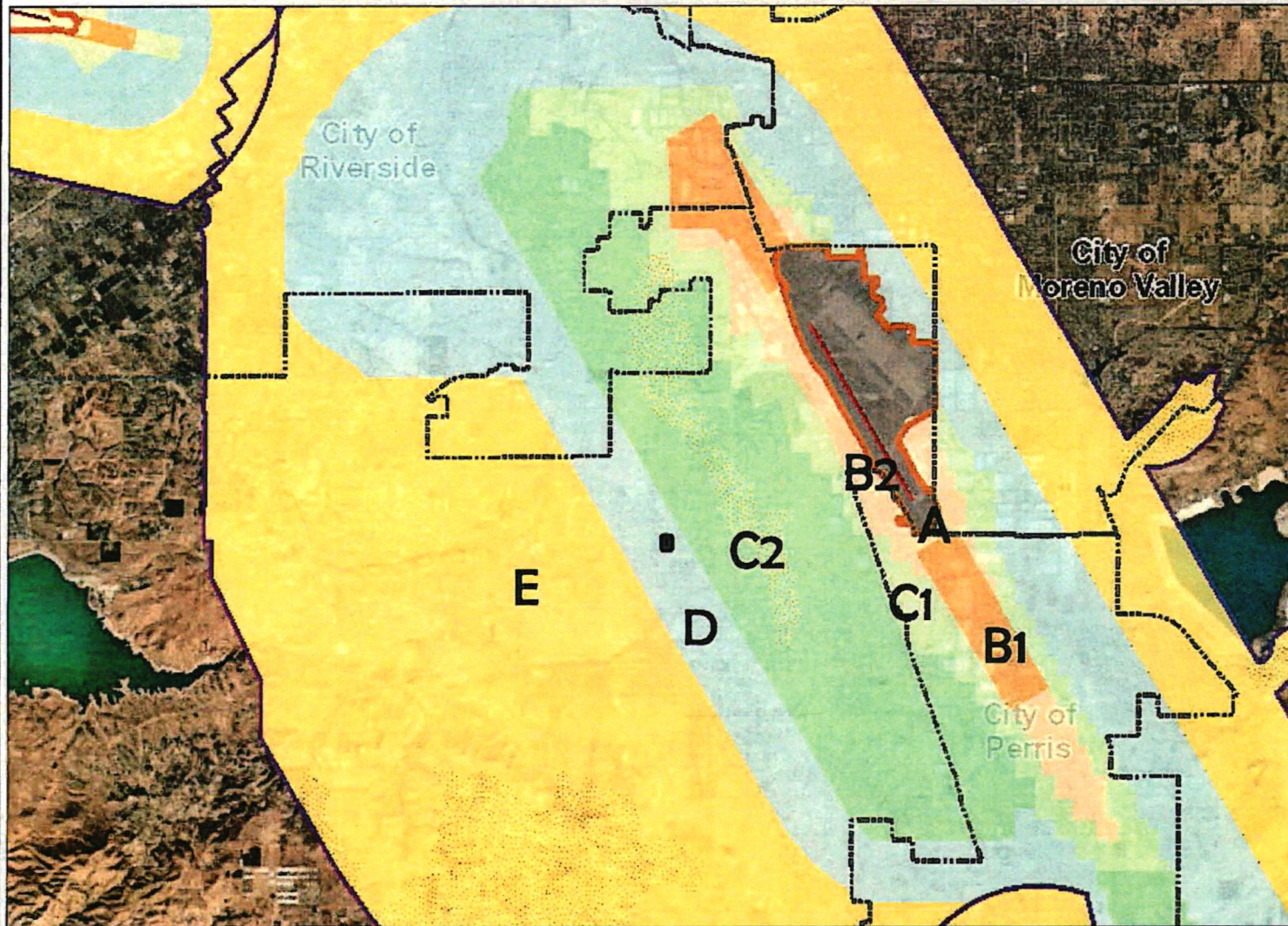


Base map source: County of Riverside 2013

SEE INSET AT RIGHT

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

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.

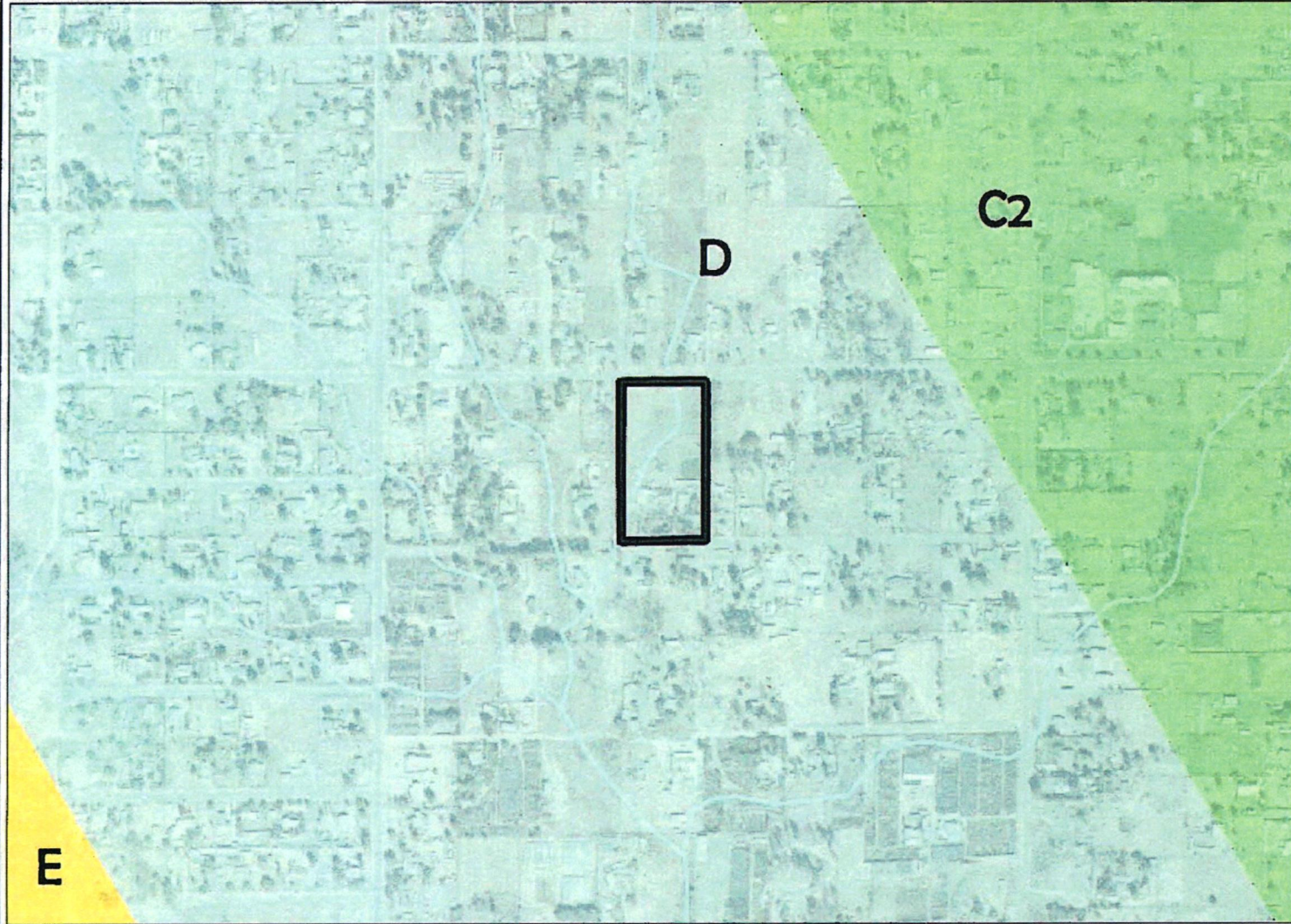


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Notes

Map My County Map



Legend

- 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



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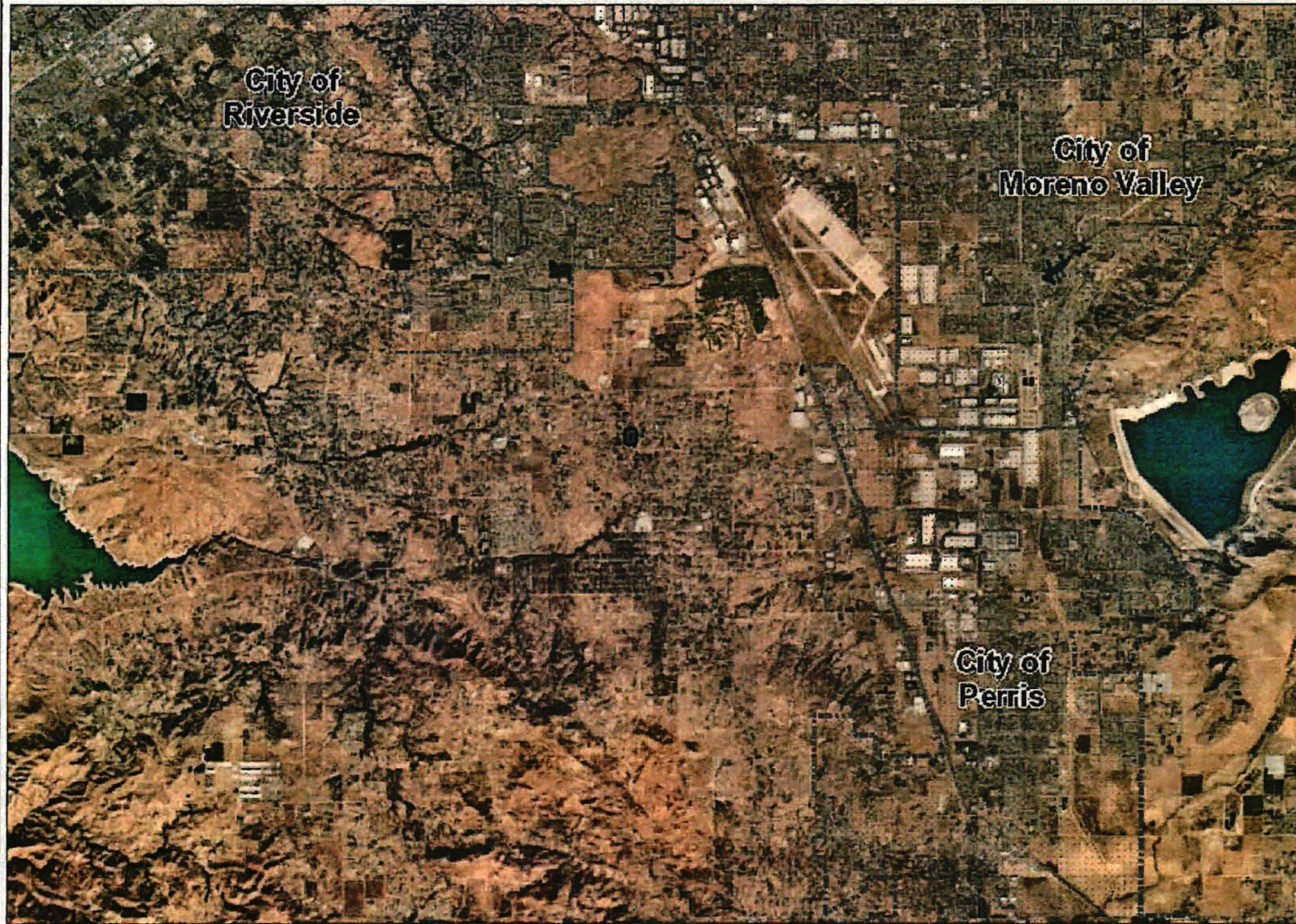


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Notes

Map My County Map



Legend

-  City Areas
-  World Street Map

Notes



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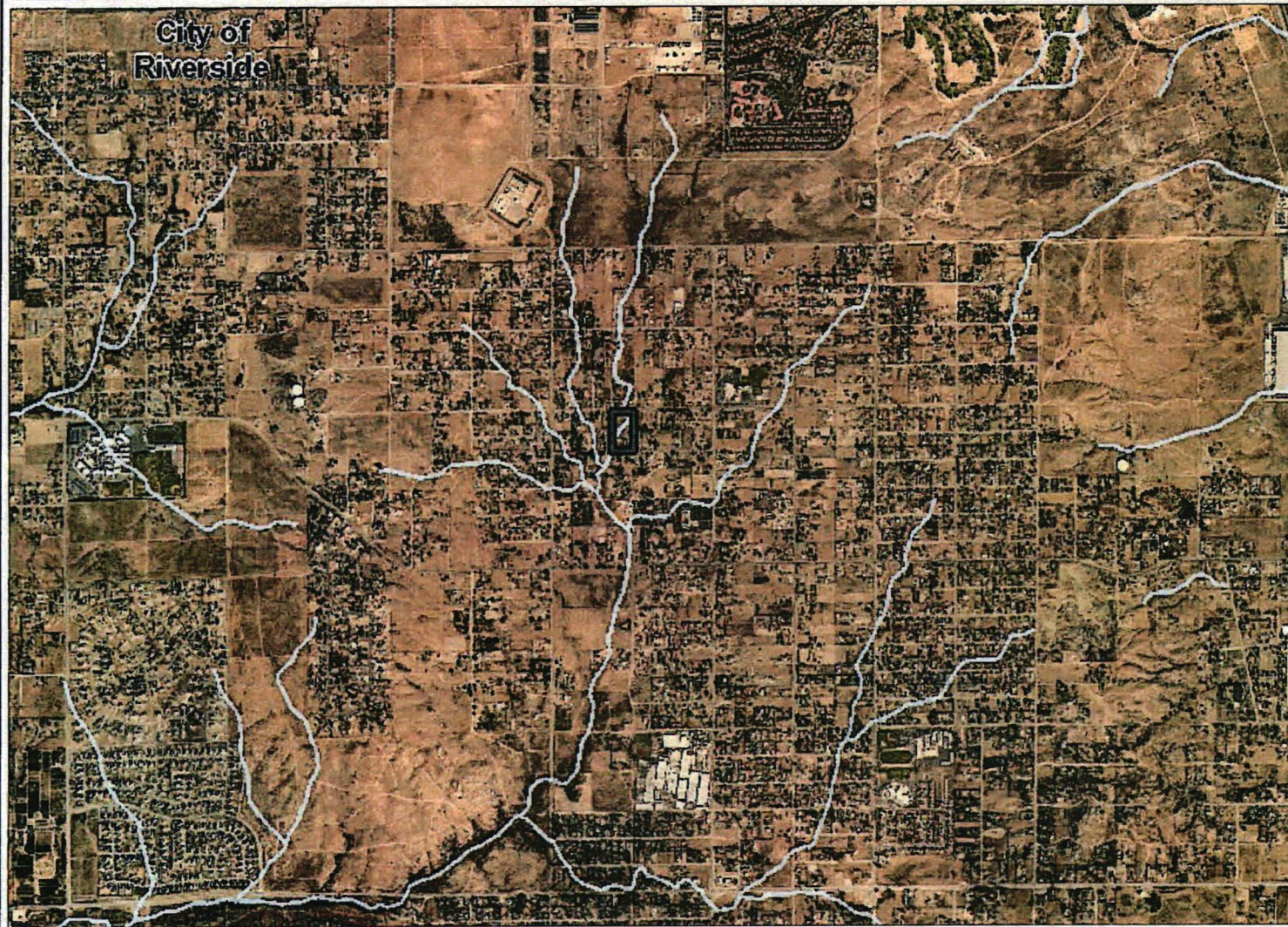
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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



Notes



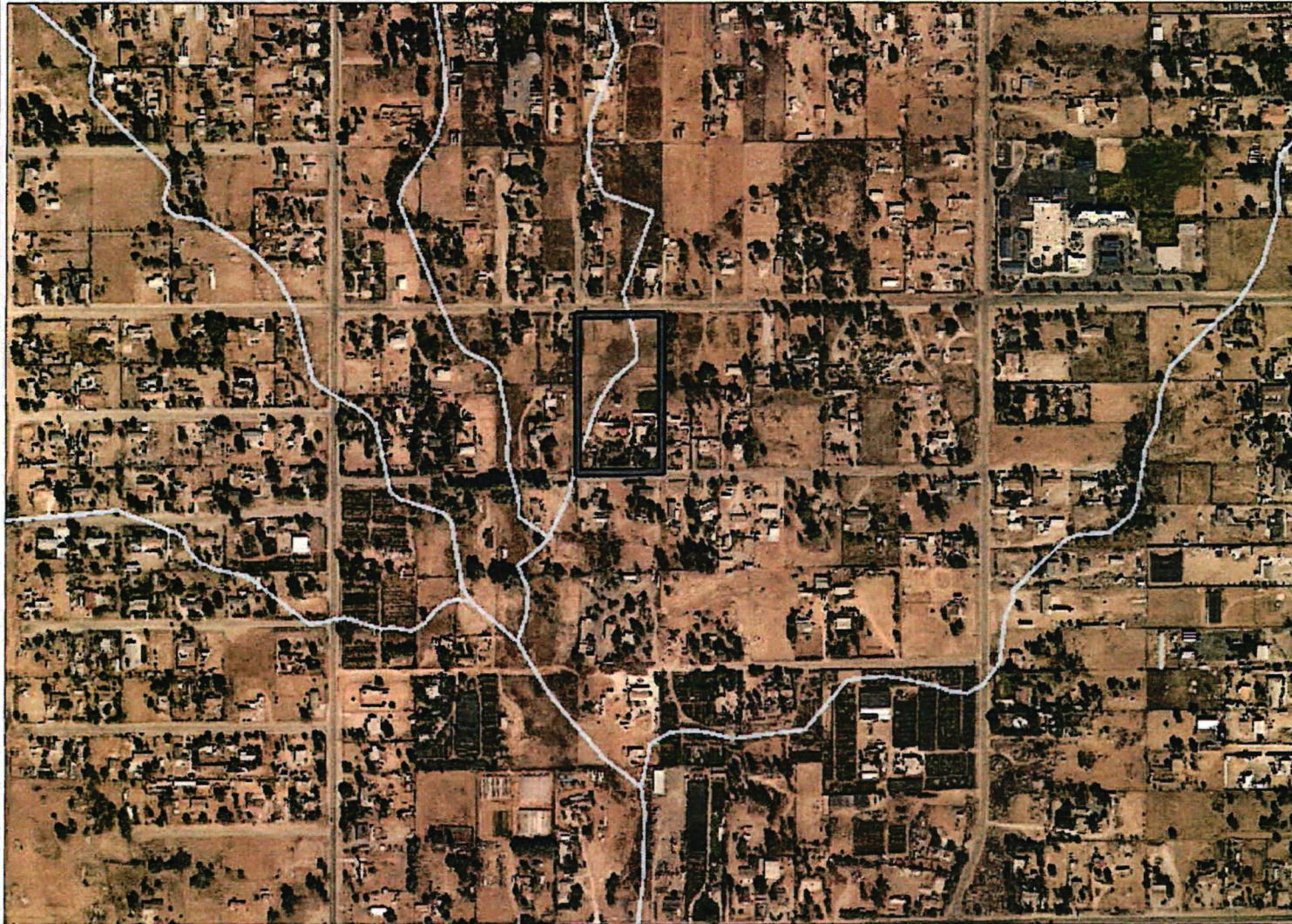
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



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Map My County Map



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



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Notes

**WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS**

TENTATIVE PARCEL MAP 37397

UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA



**Prepared for:
Manuel Lopez
20730 Costello Avenue
Perris, California 92570
(951) 288-8630**

**Prepared by:
Solequine GIS and Environmental Consulting
26420 Roland Road
Murrieta, California 92563**

**Principal Investigator:
Scot Chandler**

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TABLE OF CONTENTS

	PAGE
ACRONYMS AND ABBREVIATIONS.....	III
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	1
2.1 PROJECT AREA.....	1
2.2 PROJECT DESCRIPTION	1
2.3 GENERAL SETTING.....	1
3.0 RESERVE ASSEMBLY ANALYSIS	1
3.1 PUBLIC QUASI-PUBLIC LANDS	4
3.2 VEGETATION MAPPING.....	4
4.0 PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2).....	4
4.1 RIPARIAN/RIVERINE	4
4.1.1 Methods.....	4
4.1.2 Existing Conditions and Results	4
4.1.3 Impacts.....	7
4.1.4 Mitigation.....	7
4.2 VERNAL POOLS.....	7
4.2.1 Methods.....	7
4.2.2 Existing Conditions and Results	9
4.2.3 Impacts.....	9
4.2.4 Mitigation.....	9
4.3 FAIRY SHRIMP.....	9
4.3.1 Methods.....	9
4.3.2 Existing Conditions and Results	9
4.3.3 Impacts.....	11
4.3.4 Mitigation.....	11
4.4 RIPARIAN BIRDS	11
4.4.1 Methods.....	11
4.4.2 Existing Conditions and Results	11
4.4.3 Impacts.....	11
4.4.4 Mitigation.....	11
5.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES	11
6.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)	11
6.1 CRITERIA AREA PLANT SPECIES	11
6.2 AMPHIBIANS	12
6.3 BURROWING OWL	12
6.3.1 Methods.....	12
6.3.2 Existing Conditions and Results	12
6.3.3 Impacts.....	12
6.3.4 Mitigation.....	12
6.4 MAMMALS.....	12
7.0 INFORMATION ON OTHER SPECIES.....	12
7.1 DELHI SANDS FLOWER LOVING FLY	12
7.2 SPECIES NOT ADEQUATELY CONSERVED	14
8.0 GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE.....	14
9.0 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)	14
10.0 REFERENCES	15

LIST OF FIGURES

Figure 1.	Regional Location Map	2
Figure 2.	Topographic Map	3
Figure 3.	Vegetation Communities Map	5
Figure 4.	Delineation Map	6
Figure 5.	Impact Assessment Map	8
Figure 6.	Soils Map	10
Figure 7.	Burrowing Owl Transect Map	13

LIST OF APPENDICES

APPENDIX A	SITE PHOTOGRAPHS
APPENDIX B	PLANT SPECIES COMPENDIA
APPENDIX C	WILDLIFE SPECIES COMPENDIA
APPENDIX D	SITE PLAN

ACRONYMS AND ABBREVIATIONS

APN	assessor parcel number
MSHCP	Multiple Species Habitat Conservation Plan
PQP	public quasi-public
USGS	U.S. Geological Survey

1.0 EXECUTIVE SUMMARY

Tentative Parcel Map 37397 is located outside of any Criteria Cells, Cell Groups, Cores, or Linkages. The project site does contain a limited extent of Riparian/Riverine resources but no vernal pools, fairy shrimp habitat, or riparian bird habitat. The project site is located outside of the mapped survey area for Narrow Endemic plants, Criteria Area plants, amphibians, and mammals. It is within the mapped survey area for burrowing owl. A burrowing owl habitat assessment was conducted which found there to be no burrowing owl habitat on the site. The project site is not located next to any Conservation Areas.

2.0 INTRODUCTION

The purpose of this Consistency Analysis report is to summarize the biological data for the proposed Tract Map 37397 and to document the project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project consists of a parcel split into four parcels with mobile homes proposed for the vacant parcels.

2.1 PROJECT AREA

The study area consists of assessor parcel number (APN) 315-040-005 located at 20730 Costello Avenue, Perris, California. It encompasses 5.1 acres and is located in unincorporated Riverside County near the city of Riverside (Figure 1). It is located along the north side of Costello Avenue and south of Old Oleander Avenue; approximately 1,000 feet east of Alexander Street. Specifically, it is located within Section 4 of Township 4 South, Range 4 West, as shown on the Steele Peak, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 2).

2.2 PROJECT DESCRIPTION

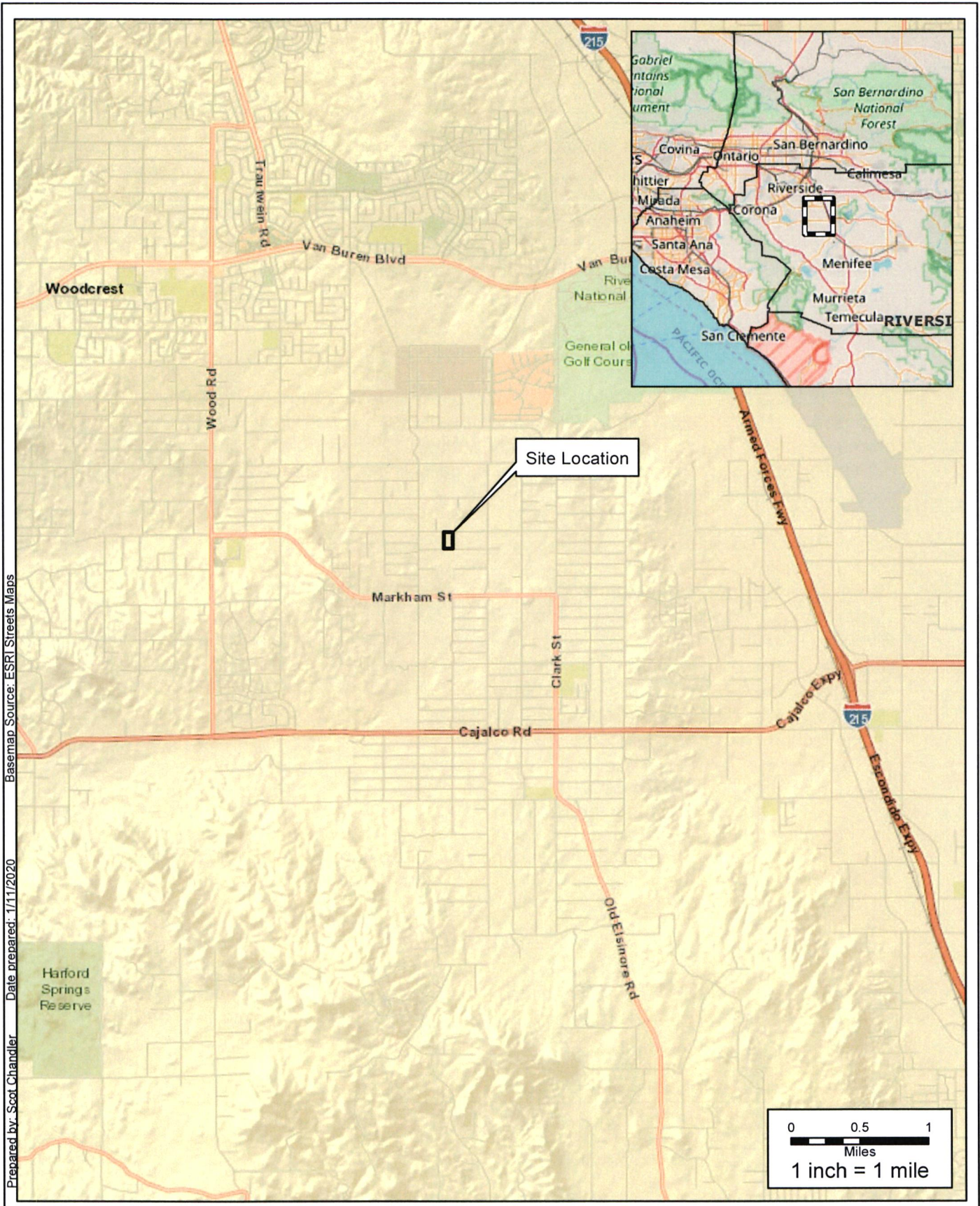
The proposed project consists of a parcel split into four parcels with mobile homes proposed for the vacant parcels. The existing 5.1-acre parcel contains a single-family home on the southern portion while the northern portion is undeveloped. There will be no off-site impacts. The proposed project is shown on Appendix D, Site Plan.

2.3 GENERAL SETTING

The dominant existing development and land uses in the area include single-family homes on large lots interspersed with undeveloped lots, and some business/commercial near major roads.

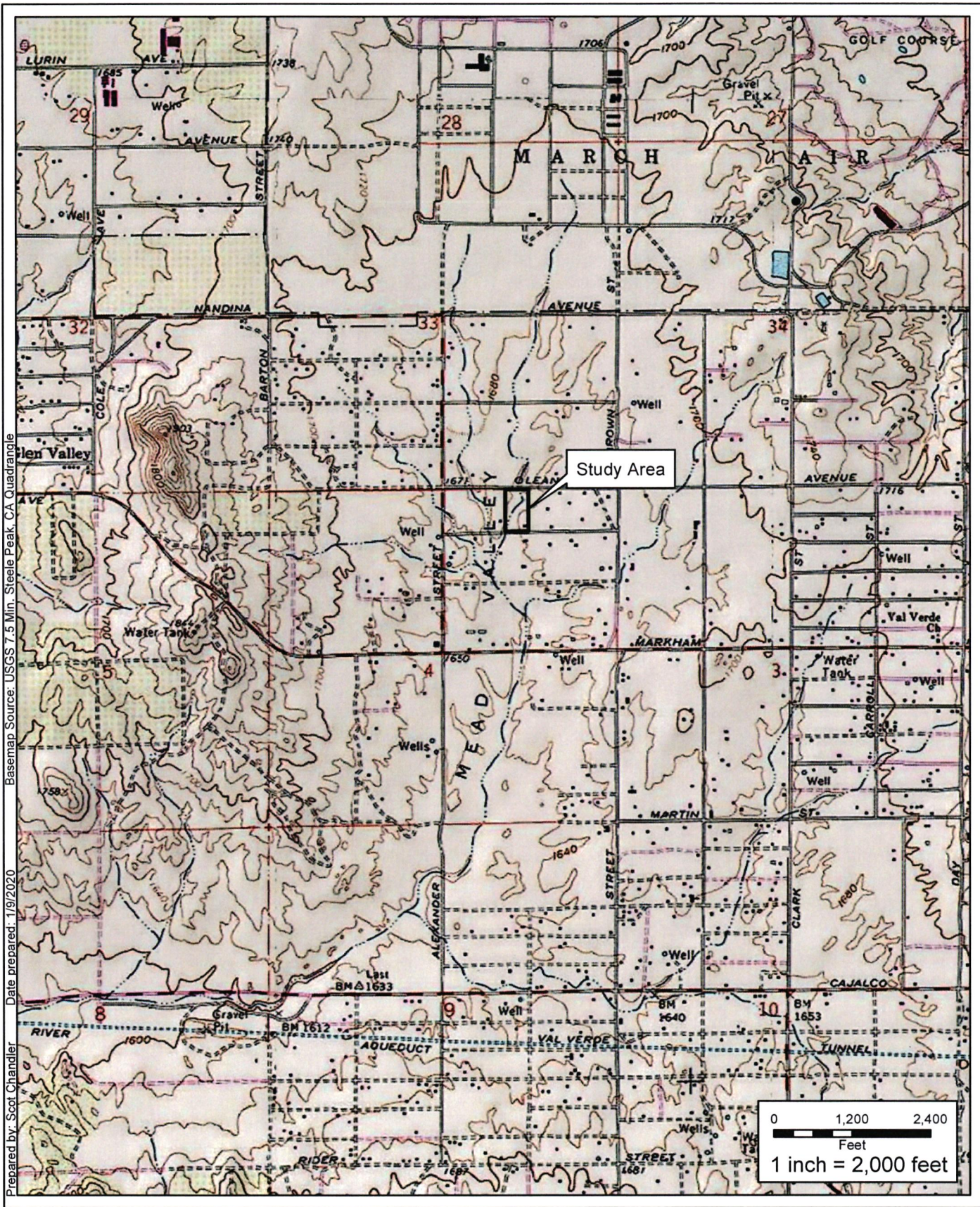
3.0 RESERVE ASSEMBLY ANALYSIS

The proposed project is located within the Mead Valley Area Plan but is not located within or near a Criteria Area or Conservation Area.



Regional and Vicinity Map
Tentative Parcel Map 37397

FIGURE
1



Prepared by: Scott Chandler
 Date prepared: 1/9/2020
 Basemap Source: USGS 7.5 Min. Steele Peak, CA Quadrangle



USGS Topographic Map
 Tentative Parcel Map 37397

FIGURE
2

3.1 PUBLIC QUASI-PUBLIC LANDS

There are no public quasi-public (PQP) lands within the project site or nearby; therefore, the proposed project will not indirectly or directly impact PQP lands.

3.2 VEGETATION MAPPING

The entire survey area is developed and disturbed with the exception of a small patch of willow scrub at the northern edge of the survey area (Figure 3). The areas north of the structures are characterized by non-native grasses and forbs and bare soil. There were several scattered landscaping plants, including planted trees and shrubs as well as plants in 1- and 5-gallon containers. Photographs of the site are included as Appendix A. A complete list of all vascular plants observed on the site is included as Appendix B.

4.0 PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)

4.1 RIPARIAN/RIVERINE

Riparian/Riverine Areas are “lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year” (County of Riverside 2003). Areas meeting the above definition must have the potential to affect downstream values related to conservation of covered species within the MSHCP conservation area. Areas that were artificially created do not meet the definition of a riparian/riverine area, with the exception of areas created for the purpose of providing wetland habitat or resulting from human actions to create open waters or from alteration of a natural stream course.

4.1.1 Methods

Senior biologist Dale Hameister surveyed the project site for riparian/riverine resources on January 11, 2020 from 8:45 AM to 10 AM with an average temperature of 54 F and winds 0-2 MPH. Delineation of on-site riparian/riverine resources was conducted according to the definitions of “riparian” and “riverine” in the MSHCP.

4.1.2 Existing Conditions and Results

A swale traverses the property and enters the site near the northeast corner and trends southwest (Figure 4). The swale ends in a basin at the southwest corner of the property. A portion of the swale appears to have been excavated as well as rocks placed to mark the top of the bank. There were no signs of water flow which may have been due to new growth of weeds. The dominant vegetation within the swale are all non-native including bromus grasses, filaree (*Erodium cicutarium*), and Australian saltbush (*Atriplex semibaccata*, FAC).

Prepared by: Scot Chandler, Solequine GIS and Environmental Consulting. Date prepared: 1/15/2020



Vegetation Communities Map
Tentative Parcel Map 37397

FIGURE
3



Prepared by: Scot Chandler, Solequine GIS and Environmental Consulting Date prepared: 8/25/2020



Delineation Map
Tentative Parcel Map 37397

FIGURE

4

The swale flows into a basin at the southwest corner of the property. The basin contained standing water at the time of field work. Several small emergent willow trees were observed growing within the standing water of the basin. The dominant vegetation within the basin is horseweed (*Erigeron canadensis*), based on the dried stalks from last season. A culvert is located beneath Costello Avenue that conveys storm flows from the south into the basin. There does not appear to be any outlet to the basin. It appears the basin was created through manmade manipulation of the topography.

The swale is shown as a blue line stream on the USGS topographic map. The swale appears to be part of a historic drainage that is visible on historic aerial photographs that has since been excavated forming a basin. It is not clear when the basin was constructed. In a high storm flow event, the basin would likely overflow and continue on the historic path of the drainage. If it overflows, the on-site drainage eventually flows to Lake Mathews and then into Temescal Creek and the Santa Ana River near Prado Basin.

A single Goodding's black willow (*Salix gooddingii*, FACW) is located near the middle of the northern boundary. This isolated willow would not be considered Riparian/Riverine because it does not connect to any downstream Conservation Area.

The swale and basin meet the definition of Riparian/Riverine Areas since water appears to flow through them a portion of the year and they eventually flow through Conservation Areas inhabited by Covered Species in and around Lake Mathews.

A deed restriction should be placed over the swale so as to avoid impacts.

4.1.3 Impacts

Riparian/Riverine resources occur within the basin at the southwest corner and the swale that feeds it. The proposed development will not impact either of these Riparian/Riverine areas (Figure 5, Impact Assessment Map).

4.1.4 Mitigation

Due to a lack of impacts to riparian/riverine resources, no mitigation is proposed.

4.2 VERNAL POOLS

4.2.1 Methods

Vernal pools are "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the dryer portion of the growing season" (County of Riverside 2003).

Senior biologist Dale Hameister surveyed the project site for vernal pools on January 11, 2020. Delineation of vernal pools was conducted based on the characteristics of vernal pools as defined in the MSHCP.

4.2.2 Existing Conditions and Results

The only on-site feature that was investigated for vernal pool characteristics was the basin at the southwest corner of the site. The basin appears to be the result of the alteration of a natural stream course.

Soil types throughout the site are shown on Figure 6. Soils within the basin consist of Grangeville fine sandy loam (GtA). This soil type occurs on alluvial fans with slopes of 0 to 2 percent. It is composed of fine sandy loam on the surface and sandy loam below. The drainage class of this soil type is 'moderately well-drained'.

During biological fieldwork, the basin contained standing water and is presumed to hold it for at least 24 hours; therefore, the basin may be considered a vernal pool. There were no other on-site features that meet the MSHCP definition of vernal pools.

4.2.3 Impacts

The basin area may be considered a vernal pool. A deed restriction shall be placed over the basin area and an Environmental Constraints Sheet shall also be placed on the final map.

4.2.4 Mitigation

Due to a lack of impacts to vernal pools, no mitigation is proposed.

4.3 FAIRY SHRIMP

4.3.1 Methods

Fairy shrimp can be found in vernal pools or other non-vernal pool features such as stock ponds, ephemeral pools, road ruts, human-made depressions or other depressions that may pond water (County of Riverside 2003).

Senior biologist Dale Hameister surveyed the project site for fairy shrimp habitat on January 11, 2020. Identification of fairy shrimp was conducted based on the description of fairy shrimp habitat in the MSHCP.

4.3.2 Existing Conditions and Results

The only on-site feature that was investigated for fairy shrimp habitat was the basin at the southwest corner of the site. The soils within the basin are well-drained and may hold water long enough to support fairy shrimp; therefore, the basin would be considered fairy



Prepared by: Scott Chandler, Solequine GIS and Environmental Consulting Date prepared: 1/10/2021



Soils Map

Tentative Parcel Map 37397

FIGURE

6

shrimp habitat. There were no other on-site features that meet the MSHCP definition of fairy shrimp habitat.

4.3.3 Impacts

The basin area may be considered fairy shrimp habitat. A deed restriction shall be placed over the basin area and an Environmental Constraints Sheet shall also be placed on the final map.

4.3.4 Mitigation

Due to a lack of impacts to fairy shrimp, no mitigation is proposed.

4.4 RIPARIAN BIRDS

4.4.1 Methods

Senior biologist Dale Hameister surveyed the project site for riparian bird habitat on January 11, 2020. Identification of riparian bird habitat was conducted based on the definition of Riparian/Riverine areas in the MSHCP.

4.4.2 Existing Conditions and Results

The only riparian habitat on the project site is a single willow tree located along the northern boundary. Due to the small size of riparian habitat and the lack of contiguous riparian habitat, there is no nesting or foraging habitat on-site for riparian birds.

4.4.3 Impacts

Due to a lack of riparian bird habitat on the project site, there will be no impacts to riparian birds as a result of project implementation.

4.4.4 Mitigation

Due to a lack of impacts to riparian birds, no mitigation is proposed.

5.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES

The project site is not located within a Section 6.1.3 Narrow Endemic Plant Species Survey Area.

6.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

6.1 CRITERIA AREA PLANT SPECIES

The proposed project is not within a mapped survey area for Criteria Area plant species.

6.2 AMPHIBIANS

The proposed project is not within a mapped survey area for amphibian species.

6.3 BURROWING OWL

The proposed project occurs within the mapped survey area for burrowing owl.

6.3.1 Methods

Senior biologist Dale Hameister surveyed the project site for burrowing owl habitat on January 11, 2020. Identification of burrowing owl habitat was conducted in accordance with the *MSHCP Burrowing Owl Survey Instructions* (RCA 2006). Suitable burrowing owl habitat was observed on-site, and a focused burrow search was initiated within the project site and a 500-foot buffer around the project site. The buffer area was surveyed from the roadway with binoculars since access was not obtained from the many private parcels within the buffer. Figure 7 shows the transects that were used during the focused burrow survey.

6.3.2 Existing Conditions and Results

The project site and buffer contain suitable vegetation for burrowing owl; however, there are no suitable burrows within the project site. No California ground squirrels or their burrows were observed. Also, the survey area does not have enough quality foraging area to support burrowing owls.

No suitable burrows, no burrowing owl sign, or owls were observed during the survey. Therefore, the site does not contain suitable burrowing owl habitat.

6.3.3 Impacts

Due to a lack of burrowing owl habitat on the project site, there will be no impacts to burrowing owl as a result of project implementation.

6.3.4 Mitigation

Due to a lack of impacts to burrowing owl, no mitigation is proposed.

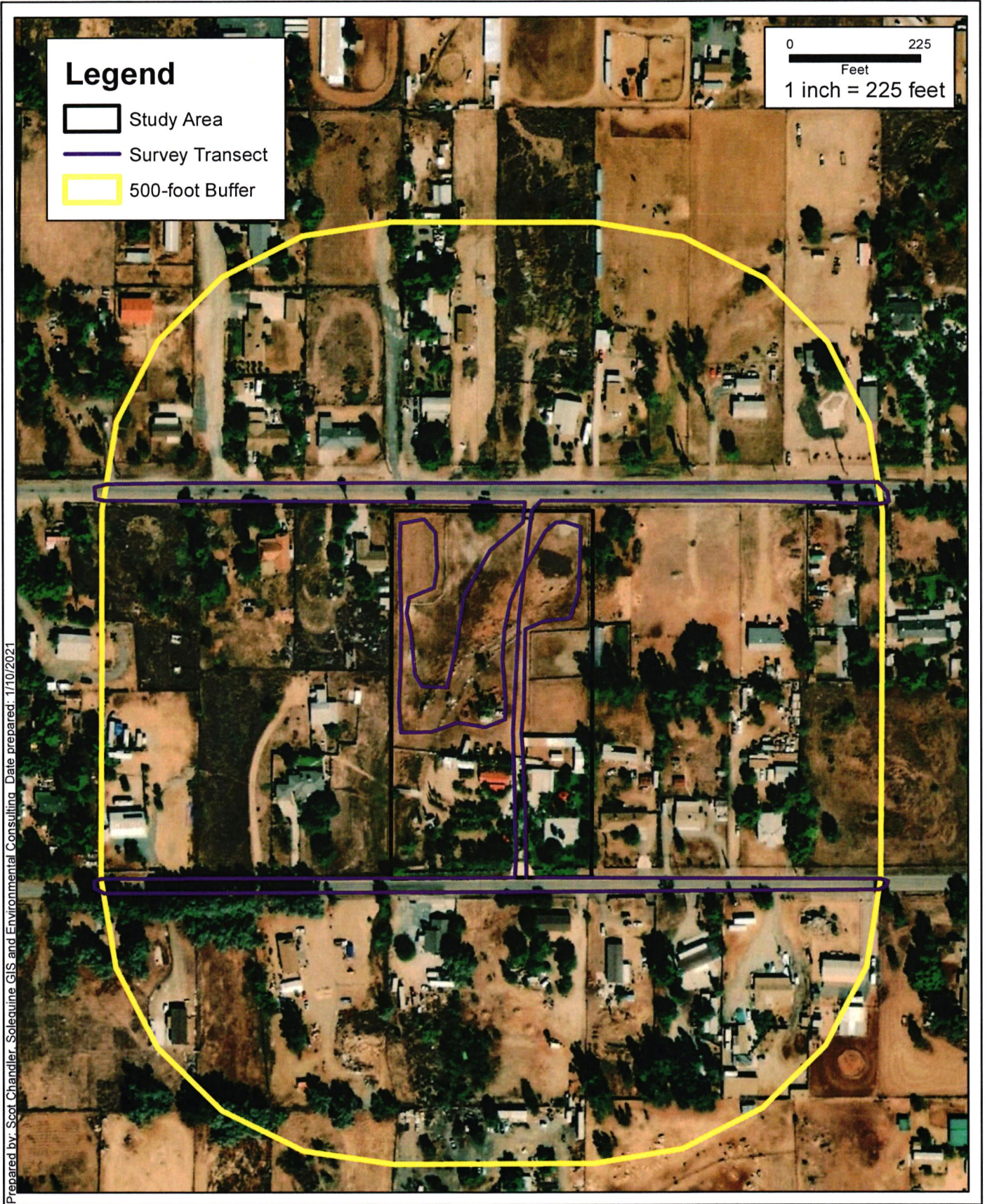
6.4 MAMMALS

The proposed project is not within a mapped survey area for mammal species.

7.0 INFORMATION ON OTHER SPECIES

7.1 DELHI SANDS FLOWER LOVING FLY

The proposed project is not within a mapped survey area for Delhi soils.



Burrowing Owl Transect Map
Tentative Parcel Map 37397

FIGURE
7

7.2 SPECIES NOT ADEQUATELY CONSERVED

None of the 28 species listed in Table 9-3 of the MSHCP occur on the site.

8.0 GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating developments in proximity to an MSHCP Conservation Area. The on-site swale eventually flows through Conservation Areas inhabited by Covered Species in and around Lake Mathews. Therefore, the drainage section of the Urban/Wildlands Interface guidelines apply to the on-site swale.

The proposed development should take measures to ensure that the quantity and quality of runoff discharged into the swale is not altered in an adverse way compared to existing conditions. The proposed project will not alter the topography of the site; therefore, the quantity of runoff entering the swale will be the same post construction. The quality of runoff should also be similar to preconstruction runoff due to the low density of the development.

9.0 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

Due to a lack of impacts to conservation areas and covered species, no Best Management Practices are proposed.

10.0 REFERENCES

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- Riverside, County of. 2003. MSHCP Final Documents. Online at: <http://www.rctlma.org/mshcp/index.html>
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MSHCP Consistency Analysis
Tentative Parcel Map 37397
06 June 2021

APPENDIX A
SITE PHOTOGRAPHS



Photo 1: Looking east from the northwest corner of the survey area.



Photo 2: Looking west from the northeast corner of the survey area.



Photo 3: Looking east from the northwest corner of the survey area.



Photo 4: Looking east from the southwest corner of the development area.



Photo 5: Looking south from the southwest corner of the development area.



Photo 6: Looking northeast (upstream) showing the location where the swale enters the property from the east.



Photo 7: Looking southwest (downstream) showing swale within the property. Note there is no defined bed and bank or signs of water flow in this portion.



Photo 8: Looking southwest (downstream) at swale within the property. This section has manmade bed and bank and has rocks placed on the top of the bank.



Photo 9: Looking northeast (upstream) at swale within the property. This section has manmade bed and bank and has rocks placed on the top of the bank.



Photo 10: Looking south (downstream) showing where the swale flows into the onsite basin.



Photo 11: Looking north (upstream) showing the north edge of the basin and the swale.



Photo 12: Looking south showing basin area.



Photo 13: Looking north from the southern edge of the basin area. Note the small willows growing in the basin.



Photo 14: Looking east showing willow scrub area on the northern edge of the property.



Photo 15: Looking north showing disturbed and landscape areas in the center of the development area.



Photo 16: Northern mockingbird observed near the basin.

MSHCP Consistency Analysis
Tentative Parcel Map 37397
06 June 2021

APPENDIX B
PLANT SPECIES COMPENDIA

Plant Species Compendia

Scientific Name	Common Name	Special Status
GYMNOSPERMS		
Pinaceae - Pine family		
<i>Pinus sp.</i>	Pine	
EUDICOTS		
Asteraceae - Sunflower family		
* <i>Cirsium vulgare</i>	Bull thistle	
<i>Erigeron canadensis</i>	Horseweed	
* <i>Oncosiphon piluliferum</i>	Stinknet	
Chenopodiaceae - Goosefoot family		
* <i>Atriplex semibaccata</i>	Australian saltbush	
Fabaceae - Legume family		
* <i>Parkinsonia aculeata</i>	Mexican palo verde	
Geraniaceae - Geranium family		
* <i>Erodium cicutarium</i>	Redstem filaree	
Meliaceae - Mahogany family		
* <i>Melia azedarach</i>	China berry, persian lilac	
Myrtaceae - Myrtle family		
<i>Eucalyptus sp.</i>	Gum	
Salicaceae - Willow family		
<i>Salix gooddingii</i>	Goodding's black willow	
MONOCOTS		
Arecaceae - Palm family		
* <i>Syagrus romanzoffiana</i>	Queen palm	
* <i>Washingtonia robusta</i>	Mexican fan palm	
Poaceae - Grass family		
* <i>Bromus rubens</i>	Red brome	
* <i>Bromus tectorum</i>	Cheat grass, downy chess	
* <i>Hordeum murinum ssp. leporinum</i>	Hare barley	

Scientific Name	Common Name	Special Status
Legend		
* = Non-native or invasive species		
Special Status:		
Federal:		
FE = Endangered		
FT = Threatened		
State:		
SE = Endangered		
ST = Threatened		
CRPR – California Rare Plant Rank		
1A. Presumed extinct in California		
1B. Rare or Endangered in California and elsewhere		
2. Rare or Endangered in California, more common elsewhere		
3. Plants for which we need more information - Review list		
4. Plants of limited distribution - Watch list		
Threat Ranks		
.1 - Seriously endangered in California		
.2 – Fairly endangered in California		

MSHCP Consistency Analysis
Tentative Parcel Map 37397
06 June 2021

APPENDIX C
WILDLIFE SPECIES COMPENDIA

Wildlife Species Compendia

Scientific Name	Common Name	Special Status
VERTEBRATES		
Reptiles		
<i>Sceloporus occidentalis</i>	Western Fence Lizard	
Birds		
<i>Buteo jamaicensis</i>	Red-tailed Hawk	
<i>Falco sparverius</i>	American Kestrel	
* <i>Columba livia</i>	Rock Pigeon	
<i>Zenaida macroura</i>	Mourning Dove	
<i>Calypte anna</i>	Anna's Hummingbird	
<i>Picoides nuttallii</i>	Nuttall's Woodpecker	
<i>Sayornis nigricans</i>	Black Phoebe	
<i>Corvus brachyrhynchos</i>	American Crow	
<i>Psaltriparus minimus</i>	Bushtit	
<i>Thryomanes bewickii</i>	Bewick's Wren	
<i>Mimus polyglottos</i>	Northern Mockingbird	
<i>Melospiza crissalis</i>	California Towhee	
Mammals		
* <i>Capra hircus</i>	Domestic Goat	

Legend

*= Non-native or invasive species

Special Status:

Federal:

FE = Endangered

FT = Threatened

State:

SE = Endangered

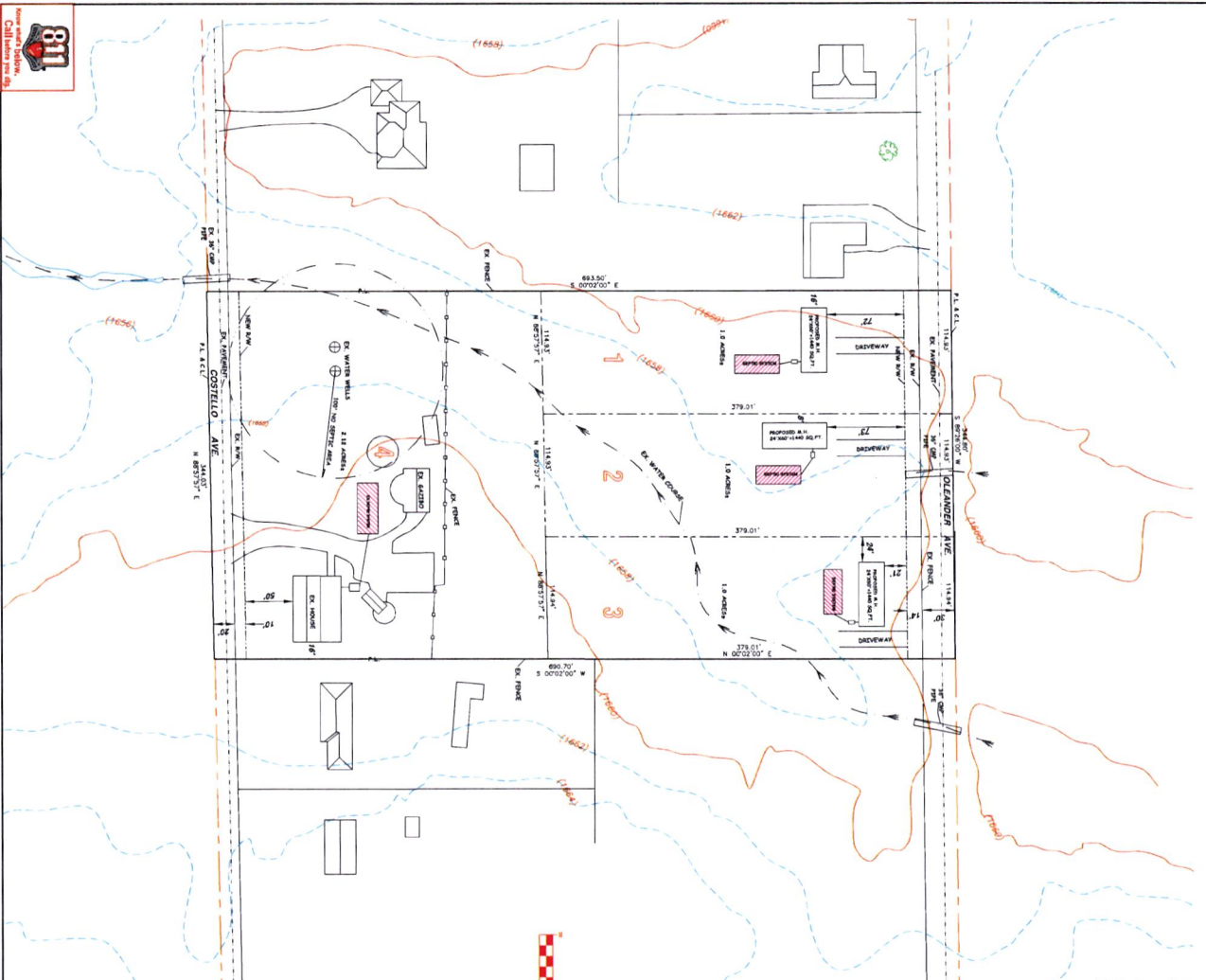
ST =Threatened

CSC = California Species of Special Concern

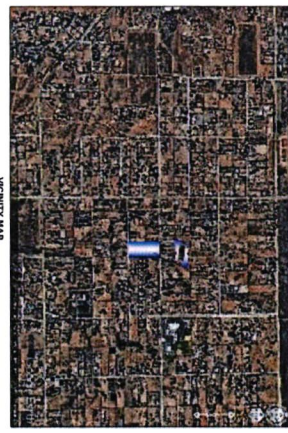
CFP = California Fully Protected Species

MSHCP Consistency Analysis
Tentative Parcel Map 37397
06 June 2021

APPENDIX D
SITE PLAN



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 37397
 BEING A DIVISION OF THE N.W. 1/4 OF SECTION 4, T4S, R4W
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 MARCH 2018



VICINITY MAP
 SHOWING THE SITE IN RED

24 HOUR POINT OF CONTACT
 MANUEL LOPEZ
 (951) 288-4423

OWNER:
 MANUEL LOPEZ SR
 828 BROADWAY ST
 PERRIS, CA 92570
 (951) 288-4423
ASSESSOR PARCEL NO.:
 715000000000000000
 STIPESBORO, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
 ACE ENGINEERING GROUP, INC.
 UNDER SUPERVISION OF: E. ANDREW DORF, A-242003
 PLS & LANDSCAPE ARCHITECT
 CORONA, CA 92702
 DATE OF PREPARATION: 11-28-2018

- UTILITY SERVICES:**
 THE GAS COMPANY
 SOUTHERN CALIFORNIA GAS CO.
 440-447-2200
- ELECTRIC:**
 SOUTHERN CALIFORNIA Edison
 440-447-2200
- WATERS:**
 SANITARY
 SEWER
- SEWER:**
 STREET SEWER SYSTEM
- CABLE COMPANY:**
 NONE
- TRASH:**
 WASTE MANAGEMENT SERVICES
 951-448-2249
- SCHOOL/DISTRICT:**
 WAL WADDE BAPTIST
 951-448-2249
- TELEPHONE COMPANY:**
 440-447-2200
- PROPOSED PARCEL NO. COUNTY:**
 715000000000000000 RIVERSIDE
- LEGAL DESCRIPTION:**
 BEING A DIVISION OF THE N.W. 1/4 OF SECTION 4, T4S, R4W, BEING THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 37397.
- TOWNSHIP RANGE:**
 T4S, R4W
- FEASIBILITY PLAN:**
 NONE
- FAULT ZONE:**
 NOT IN A 1/2 MILE OF A FAULT
- LIQUEFACTION POTENTIAL:**
 NOT POTENTIAL FOR LIQUEFACTION DUE TO WATERSHED, SANDY SOILS
- PALEONTOLOGICAL SENSITIVITY:**
 LOW SENSITIVITY
- HIGH TREE JUNK:**
 NOT IN THE PROJECT AREA
- BASIS OF BEARINGS:**
 QUADRANT, SEC. 1, THE B.M. BEING 8477000
- SOURCE OF TOPOG:**
 RIVERSIDE COUNTY/FLOOD CONTROL DISTRICT 70000
- BENCH MARK:**
 NONE
- DATE:**
 11/28/2018
- BY:**
 E. ANDREW DORF
- DATE OF PREPARATION:**
 11-28-2018

TENTATIVE PARCEL MAP 37397 20730 COSTELLO AVE. PERRIS, CA 92570		THESE PLANS ARE PREPARED UNDER THE DIRECTION OF:		ACE Group, Inc. 750 S. LINCOLN AVE. #104-167 CORONA, CA 92882 (951) 272-8181, (951) 272-8794 FAX
DATE: 11/29/19	SCALE: N.T.S.	APPROVALS:	APPROVALS:	
0701-161740	SHEET 1 OF 1	REVISIONS:	APPROVALS:	

2-3-4 parcels
4 COPY

Manuel Lopez

Parcels 2-3-4

WILL-SERVE LETTER
REQUEST FORM



(Parcel #2 tentative Parcel map # 37397).

CONTACT INFORMATION	Date:	
	Business Name:	Manuel Lopez 20730 Costello Ave Perris, CA 92570
REQUEST TYPE	Contact Name:	Stephen Jackson
	Address:	20421 Sharonann Ln Perris, CA 92570
	*E-Mail:	PA4019@yahoo.com
	Telephone:	951-378-3744
	*Will Serve Letter will be delivered by e-mail unless requested to be mailed	
PROJECT INFO DWELLING	PLEASE CHECK YOUR TYPE AND CIRCLE THE SPECIFIC:	
	<input checked="" type="checkbox"/> TYPE 1: Residential Lot, New Single Dwelling, Addition of a Second Unit	COST \$ 46
	<input type="checkbox"/> TYPE 2: Tract, Parcel Number, Commercial, Apartment/Condo Development	\$ 51
	<input type="checkbox"/> TYPE 3: Specific Plan, Master Plan	\$ 82
PROJECT INFO DEVELOPER	System (PLEASE CHECK ONE)	<input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Water & Sewer
	APN:	315-040-005
	Service Address:	Parcel #2, tentative Parcel map 37397
PROJECT INFO DEVELOPER	Location:	Mailing Add: -20730 Costello Ave ^{APN} 315-040-005 Perris, CA 92570
	Project Name:	Manuel Lopez (subdivision) Number of Units: 1
	Tract or Parcel Number:	Parcel #2, tentative Parcel map # (37397) (Apartment/Condo Project Only)
	Square Footage of Each Building:	(24'x60') Manufactured Home
Project Address/Location:		20730 Costello Ave Perris, CA 92570
A NOTE FOR SUBDIVISION TRACTS, APARTMENT / CONDOS, AND COMMERCIAL PROJECTS: A site map and a vicinity map must accompany this form when returned to EMWD. If the maps are separate, please provide the vicinity map on an 8 1/2" x 11" sheet of paper.		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

(5)



February 19, 2019

Attn: Stephen Jackson
20421 Sharonann Lane
Perris, CA 92570

Manuel Lopez

Subject: SAN 53 – Will Serve – APN: 314-040-005 – Parcel 1, 2, 3, & 4

Eastern Municipal Water District (EMWD) is willing to provide water services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,
Brian A. Raines

Brian A. Raines, PE
Civil Engineer II
Development Services Department
Eastern Municipal Water District

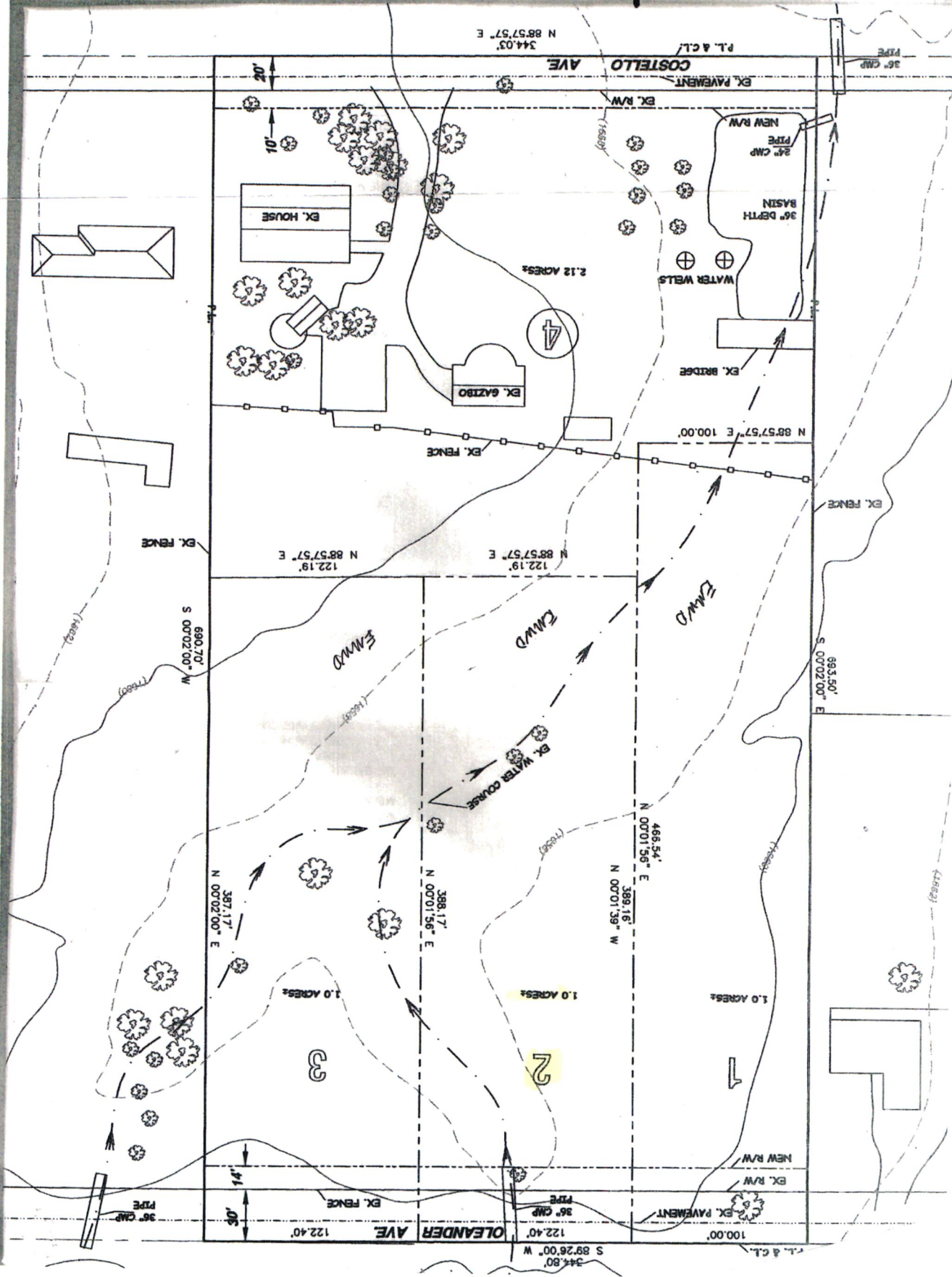
BAR:dsc

Board of Directors: David J. Blum, President; Brian W. S. Bous, Vice President; Stephen J. Calkins, Patsy E. Paine, Brady A. B. ...

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

ST. JACKSON CONSULTING / PLANS
M/I (NEW / USED)
COMPLETE PERMIT SERVICE
HOURS: 8AM-5PM, PH: 981-775-7744

Parcel #2 Tentative Parcel Map (37397)



2-324 Parcel #
4 COPY

Manuel Lopez

WILL-SERVE LETTER
REQUEST FORM

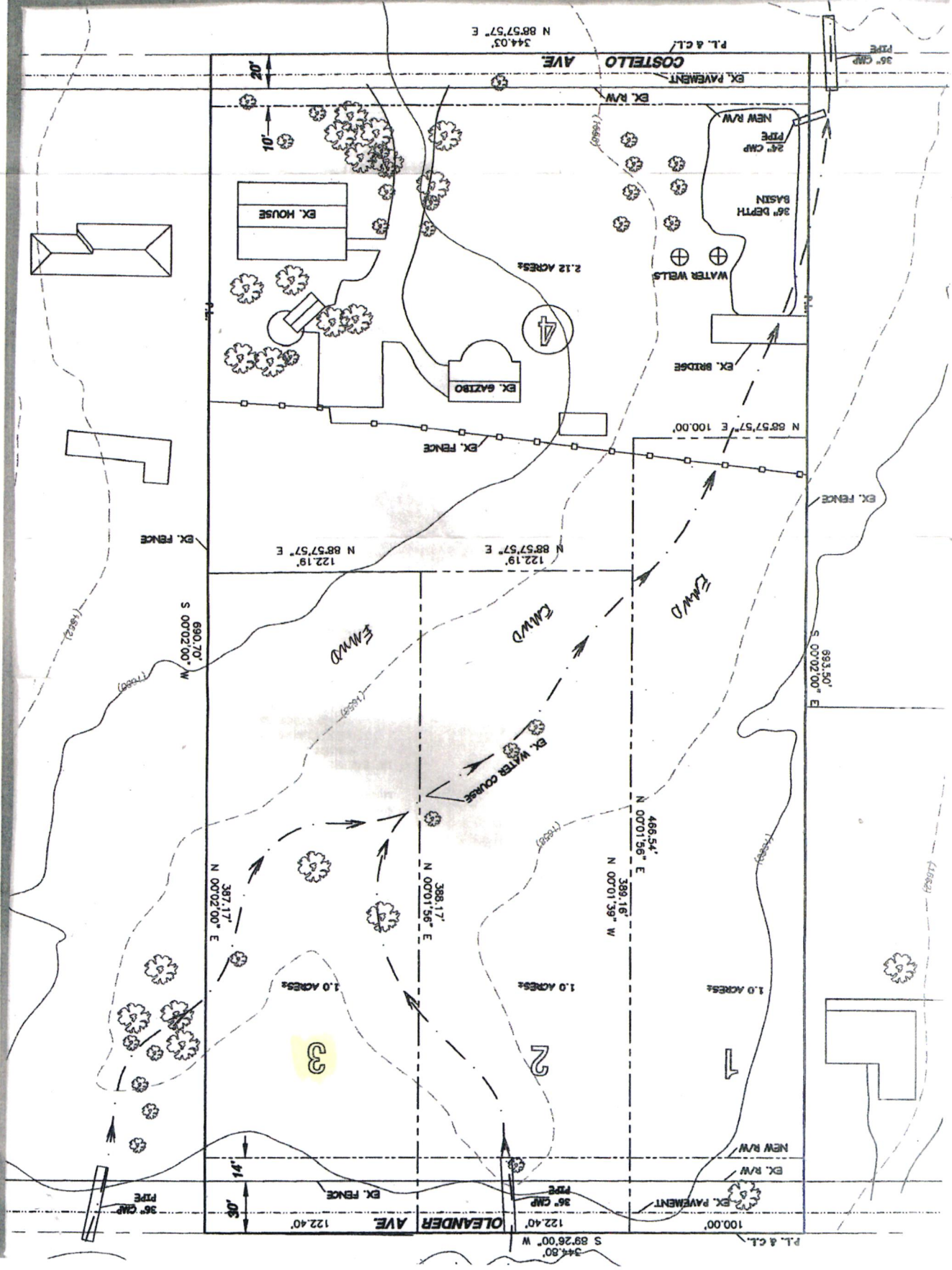


(Parcel #3 tentative Parcel map # 37397).

CONTACT INFORMATION	Date:	
	Business Name:	Manuel Lopez 20730 Castello Ave Perris, CA 92570
REQUEST TYPE	Contact Name:	Stephen Jackson
	Address:	20421 Sharonann Ln Perris, Ca 92570
	*E-Mail:	PA4019@yahoo.com
	Telephone:	951-378-3744
	*Will Serve Letter will be delivered by e-mail unless requested to be mailed	
PROJECT INFO DWELLING	PLEASE CHECK YOUR TYPE AND CIRCLE THE SPECIFIC:	
	<input checked="" type="checkbox"/> TYPE 1: Residential Lot, New Single Dwelling, Addition of a Second Unit	COST \$ 46
	<input type="checkbox"/> TYPE 2: Tract, Parcel Number, Commercial, Apartment/Condo Development	\$ 51
PROJECT INFO DEVELOPER	<input type="checkbox"/> TYPE 3: Specific Plan, Master Plan	\$ 82
	System (PLEASE CHECK ONE)	<input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Water & Sewer
	APN:	315-040-005
PROJECT INFO DEVELOPER	Service Address:	Parcel 3 tentative Parcel map 37397
	Location:	Mailing Add: -20730 Castello Ave ^{APN} 315-040-005 Perris, Ca. 92570
	Project Name:	Manuel Lopez (Subdivision) Number of Units: 1
PROJECT INFO DEVELOPER	Tract or Parcel Number:	Parcel #3 tentative Parcel map # (37397) (Apartment/Condo Project Only)
	Square Footage of Each Building:	(24'x60') Manufactured Home
	Project Address/Location:	20730 Castello Ave Perris, CA 92570
A NOTE FOR SUBDIVISION TRACTS, APARTMENT / CONDOS, AND COMMERCIAL PROJECTS: A site map and a vicinity map must accompany this form when returned to EMWD. If the maps are separate, please provide the vicinity map on an 8 1/2" x 11" sheet of paper.		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Parcel # 3 Tentative Parcel map (37397)



(37397)

2-344 Parcel
4 COPY

Manuel Lopez

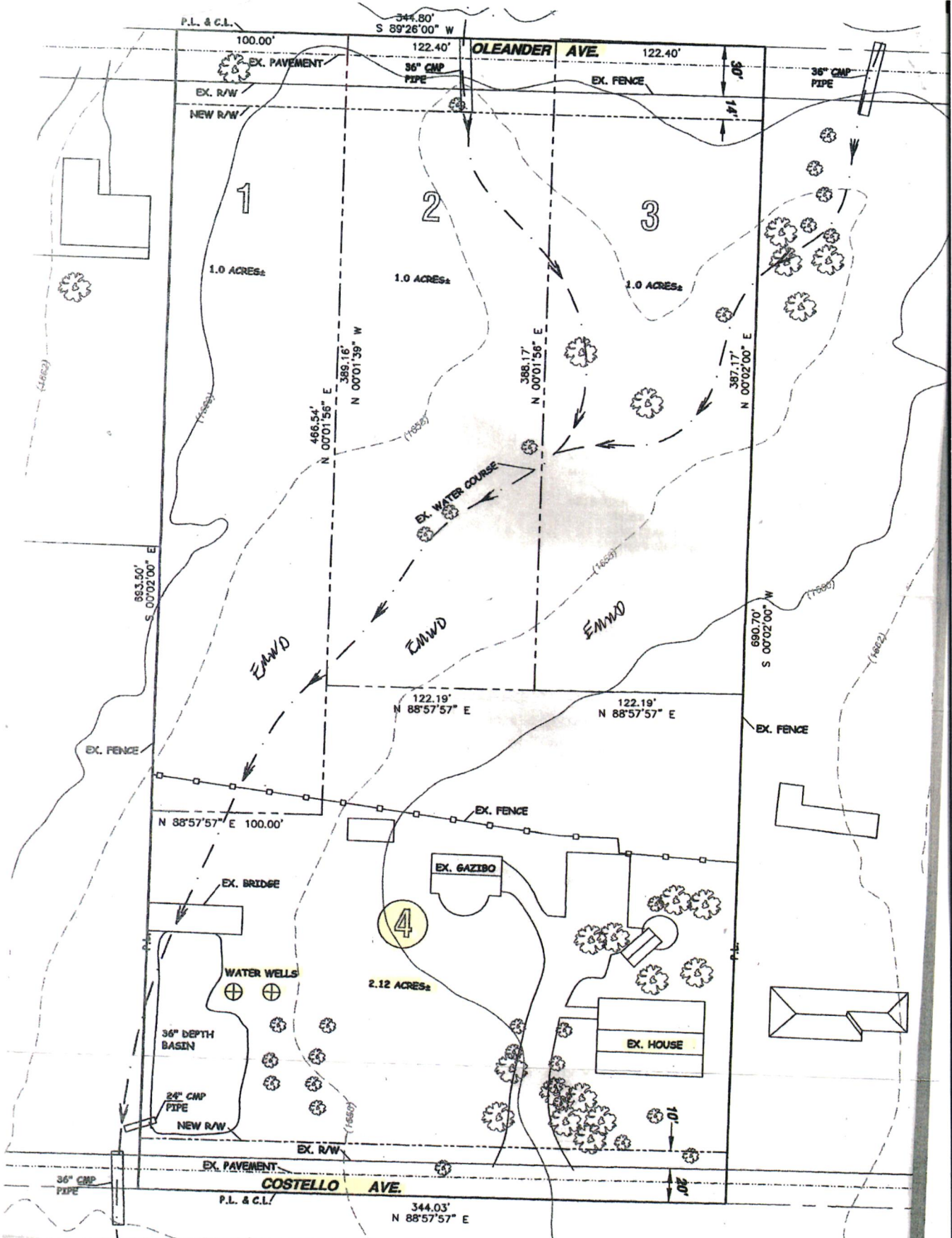
WILL-SERVE LETTER
REQUEST FORM



(Parcel #4 tentative Parcel map# 37397).

CONTACT INFORMATION	Date:	
	Business Name:	Manuel Lopez 20730 Costello Ave Perris, CA 92570
REQUEST TYPE	Contact Name:	Stephen Jackson
	Address:	20421 Sharonann Ln Perris, Ca 92570
	*E-Mail:	PA4019@yahoo.com
	Telephone:	951-378-3744
	*Will Serve Letter will be delivered by e-mail unless requested to be mailed	
PROJECT INFO DWELLING	PLEASE CHECK YOUR TYPE AND CIRCLE THE SPECIFIC:	
	<input checked="" type="checkbox"/> TYPE 1: Residential Lot, New Single Dwelling, Addition of a Second Unit	COST \$ 46
	<input type="checkbox"/> TYPE 2: Tract, Parcel Number, Commercial, Apartment/Condo Development	\$ 51
<input type="checkbox"/> TYPE 3: Specific Plan, Master Plan		\$ 82
System (PLEASE CHECK ONE)		<input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Water & Sewer
PROJECT INFO DEVELOPER	APN:	315-040-005
	Service Address:	Parcel 4 tentative Parcel map 37397
	Location:	Mailing Add: -20730 Costello Ave ^{APN} 315-040-005 Perris, Ca. 92570
Project Name:		Manuel Lopez (subdivision) Number of Units: 1
Tract or Parcel Number:		Parcel #4 tentative Parcel map# (37397) (Apartment/Condo Project Only)
Square Footage of Each Building:		(24'x60') manufactured home
Project Address/Location:		20730 Costello Ave Perris, Ca 92570
A NOTE FOR SUBDIVISION TRACTS, APARTMENT / CONDOS, AND COMMERCIAL PROJECTS: A site map and a vicinity map must accompany this form when returned to EMWD. If the maps are separate, please provide the vicinity map on an 8 1/2" x 11" sheet of paper.		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



Parcel #4 Tentative Parcel map
(37397)

SL JACKSON CONSULTING / PLANS
 NEW / USED
 COMPLETE PERMIT SERVICE
 Hours 8am-4pm Ph 951-378-3744



**COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH**

CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM

- 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 – (951) 955-8980
- 47-950 Arabia Street • Suite A • Indio • CA 92201 – (760) 863-7570

Septic Cert.

Property Information: APN: 315-040-005 Date of Inspection: 03/18/2019
 1. Owner: Manuel Lopez Address: 20730 Costello Ave City: Perris

FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL

2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to dwellings, structures, wells, rock outcroppings, drainage, watercourses, etc.
3. a. I examined existing subsurface sewage disposal system at the above location on 03/18/2019 and determined that the tank capacity is 750 gallons and that there is 240 sq. ft. of leach line bottom area. There are two bedrooms in the dwelling and there are 23 fixture units.
 b. There are 1 leach line(s), each 80 ft. long Depth 1 ft. Rock Plastic Chamber
 c. There are 0 Seepage pit(s), each 0 ft. in diameter, and 0 ft. TD. 0 ft. Bl.
 d. The leach bed is 0 ft. by 0 ft., total 0 sq. ft. of leached area. Depth is 0 ft.
4. a. Construction of septic tank (Please check one of the following):
 Concrete Fiberglass Steel Other: _____
 b. Internal dimensions of septic: Length 8 ft. Width 4.5 ft. Depth 4 ft.
 c. Condition of tank (please check yes or no for each question):
 Inlet Tee present? Yes No
 Tank Structure deteriorated? Yes No Outlet Tee present? Yes No
 Effluent Filter Present? Yes No Two compartments? Yes No
 d. Condition of D-Box: Level? Yes No Replaced? Yes No
5. a. While pumping the tank, did effluent flow back into tank from absorption system? Yes No
 b. Prior to pumping, was the liquid level in the tank above the outlet tee? Yes No
 c. Was the area around the lids oxidized? Yes No
 d. Is design of system gravity feed? Yes No
 e. Were well(s) observed on this or adjacent property? Yes No
 If yes, indicate distance of well from: Septic tank 122 ft. Leach lines 146 Seepage Pits n/a ft.
 f. Distance from springs, lakes, and natural water courses (check all that apply):
214.5 ft. Septic Tank _____ ft. Leach lines _____ ft. Seepage Pits _____ ft.
 g. Is sewer within 200 ft. of structure and abuts property line? Yes No
 Additional Comments: _____
 h. How long has dwelling been vacant? (if applicable) _____ months _____ weeks N/A
6. a. It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.
 b. It is my opinion that the system is not in good working order and will not function properly without the following repairs: _____

I certify under penalty of perjury that the foregoing is true and correct.

Davis Plumbing & Heating
 Signature: Norman S. Davis Print Name: Norman S. Davis
 Contractor License No.: 366794 Exp. Nov 30, 2020 Expiration Date: 11/30/2020
 Pumper Co.: Davis Plumbing & Heating Phone Number: 951-657-0393
 Address: PO Box 871 City: Perris Zip: 92572



OWNER:
MANUEL LOPEZ
20730 COSTELLO AVE
PERRIS CA 92570

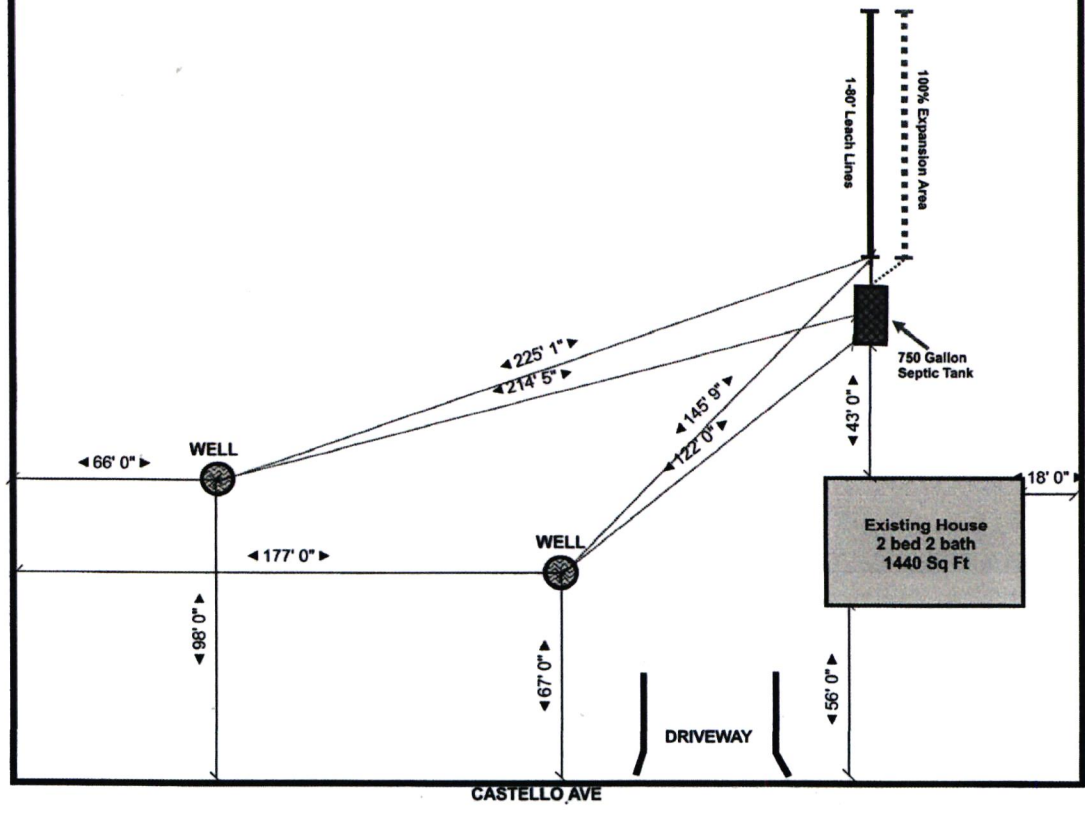
SYSTEM:
750 Gallon Concrete Septic Tank
1-80" Leach Lines
100% Expansion Area

Drawn By: MS



Davis Plumbing & Heating
PO Box 871 Perris, CA 92572
P:951.657.0393 F:951.657.1323
Lic# 365794 Exp. Nov 30, 2020

Norman
Davis Jr.



TENTATIVE PARCEL MAP 37397

FEBRUARY 2023

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89° 28' 00" WEST, 1,320.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00° 02' 00" WEST, 690.70 FEET; THENCE SOUTH 80° 58' 00" WEST, 344.10 FEET; THENCE, NORTH 00° 02' 00" WEST, 693.50 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE, NORTH 89° 28' 00" EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 344.80 FEET, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION NORTH OF THE SOUTH LINE OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED JUNE 6, 1988 AS INSTRUMENT NO. 52931 OF OFFICIAL RECORDS, SAID LAND IS SHOWN AS LOT 4 ON RECORD OF SURVEY FILED IN BOOK 9 PAGE 5 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED SCHEDULE "H"

GENERAL NOTES

PREPARED BY:

IE SURVEY & ENGINEERING, INC.
 41146 ELAM STREET, SUITE 0
 MURRIETA, CA 95662
 T: (951) 298-8423
 E: INFO@IESURVEYANDENGINEERING.COM

APPLICANT:

MANUEL LOPEZ, SR
 8235 BRUNACHE ST.
 DOWNEY, CA 90242
 PHONE: 951-298-8423
 EMAIL: HELMAN.FAMILY4@GMAIL.COM

FLOOD ZONING:

COMMUNITY-PANEL NUMBER D0605C14106
 ZONE X (UNSHADED), NOT IN SPECIAL FLOOD AREA
 PROPERTY NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS

PROPERTY NOT IN A SPECIAL ZONE
 PROPERTY IN HIGH FINE HAZARD AREA
 PROPERTY NOT SUBJECT TO OVERFLOW
 PROPERTY NOT SUBJECT TO FLOOD HAZARDS
 PROPERTY NOT IN SUBJECT TO INUNDATION

NOT WITHIN SPECIFIC PLAN

PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

ZONING: A-1-1 (MIN. LOT SIZE 20,000 SQ. FT.)

PROPOSED LAND USE: RC-VLDR

ASSESSOR'S PARCEL NO.: 315-040-005

ADDRESS: 20720 COSTELLO AVE, PERRIS CA 92570

NUMBER OF NEW PARCELS: 4

TOTAL ACREAGE: 5.47 GROSS ACRES
 5.00 NET ACRES

SOURCE OF TOPOGRAPHY: USGS JOEP LIDAR DATA
 PUBLISHED 09-19-2019

CONTOUR INTERVAL: 1'

SCHOOL DISTRICT: VAL VERDE UNIFIED

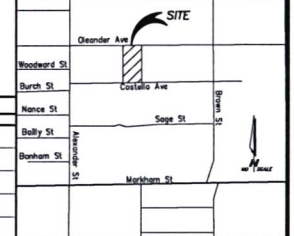
THOMAS BROS. MAP COORD. 746, GRID 07/H7

UTILITIES:

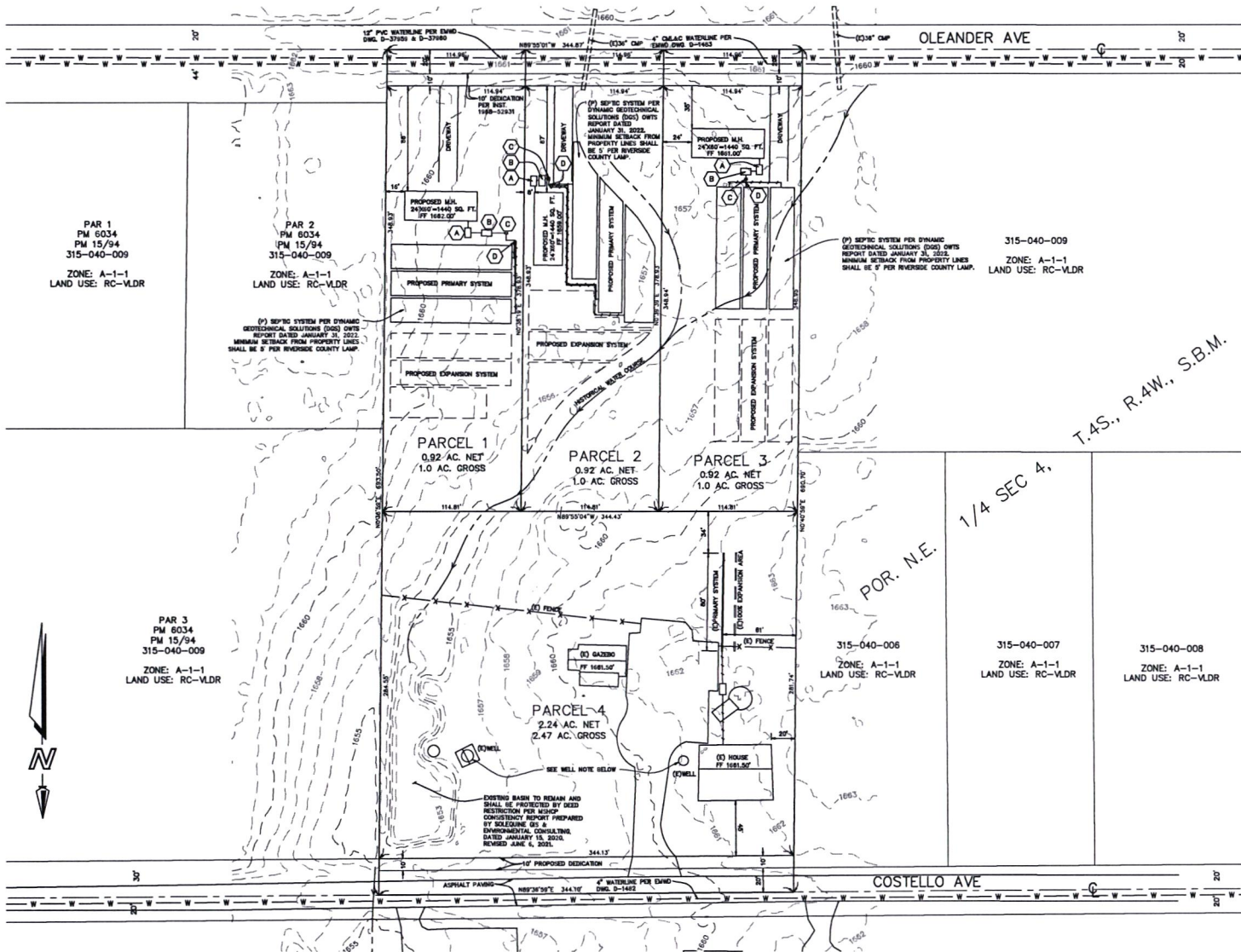
TELEPHONE	FRONTIER
CABLE	FRONTIER
WATER	EMWD
SEWER	INDIVIDUAL SEPTIC SYSTEM
ELECTRICITY	SOUTHERN CALIFORNIA Edison
GAS	SO CAL GAS COMPANY

DATE MAP PREPARED: 6/9/2022

JOB No. 21038



REVISION BLOCK	
NO.	DATE



SEPTIC NOTES

- (A) 1,000 GALLON MIN. SEPTIC TANK
- (B) ADVANTEX AXZORT TREATMENT SYSTEM
- (C) GEOWELL HEADWORKS
- (D) V6403A AUTOMATIC DISTRIBUTION VALVE

WELL NOTE

ALL ONSITE WELLS ARE FOR AGRICULTURAL USE ONLY AND ARE NOT USED FOR NOR WILL EVER BE USED AS A SOURCE OF POTABLE WATER FOR THIS PROJECT AND FOR FUTURE PROJECTS. THE WELLS SHOULD HAVE ANY CURRENT CONNECTIONS TO ANY STRUCTURES AND WILL NOT HAVE ANY FUTURE CONNECTIONS.

WOMP NOTE: BASED ON THE PROPOSED USE AND DEVELOPMENT OF THE PROJECT AND PER THE SANTA ANA RIVER BASIN WOMP CHECKLIST, NO WATER QUALITY WMP'S ARE REQUIRED.

