

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



ITEM: 1.2  
(ID # 22574)

**MEETING DATE:**  
Tuesday, August 01, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
TENTATIVE PARCEL MAP NO. 37897 – CEQA Exempt per Section 15315 & Section 15061(b)(3) – Applicant: Ruben Hernandez – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min.) – Location: north of San Jacinto Ave, east of Marshall Street, south of Aloha Ave, west of Old Elsinore Rd – 5.33 Acres – Zoning: Rural Residential (R-R) – PROJECT DESCRIPTION: a Schedule “H” subdivision of 5.53 gross acres into 3 single family residential lots with a minimum lot size of 1.00 gross acre and a maximum lot size of 3.46 gross acres – APN: 323-130-006. 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 Director’s Hearing Approval on July 10, 2023.

**ACTION: Consent**

  
John Hildebrand, Planning Director 7/24/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 1, 2023  
xc: Planning, Applicant

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

**BACKGROUND:**

Tentative Parcel Map No. 37897 is a proposal for a Schedule “H” subdivision of a 5.53 gross acre lot into three single-family residential lots. Parcel 1 would consist of 3.46 gross acres, and Parcel 2 and Parcel 3 would consist of 1 gross acre in size. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the Very Low-Density Residential (VLDR) land use designation and the Rural Residential (R-R) 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 San Jacinto Avenue, east of Forrest Drive, south of Aloha Avenue, and west of Old Elsinore Road.

*Planning Director’s Decision*

The Planning Director approved the Tentative Parcel Map on July 10, 2023, after a 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.

**Impact on Citizens and Businesses**



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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. DH STAFF REPORT PACKAGE for TPM37897**
- B. TPM37897 EXHIBIT B - TENTATIVE PARCEL MAP**




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
3.1  
(ID # 22372)  
**MEETING DATE:**  
**Monday, July 10, 2023**

**SUBJECT:** TENTATIVE PARCEL MAP NO. 37897 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 Minor Land Divisions - Applicant: Ruben Hernandez - Engineer/Representative: Wilfredo Ventura - First Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) - Location: North of San Jacinto Avenue, east of Forrest Drive, south of Aloha Avenue, and west of Old Elsinore Road - 5.33 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: Tentative Parcel Map No. 37897 is a Schedule "H" subdivision of 5.53 gross acres into three (3) single family residential lots with a one (1)-acre minimum lot size. Parcel 1 would consist of 3.46 gross acres, and Parcel 2 and Parcel 3 would consist of one (1) gross acre in size - APN: 323- 130-006 - Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**PROPOSED PROJECT**

Case Number(s):	TENTATIVE PARCEL MAP NO. 37897 (TPM37897)
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Good Hope Area
Supervisorial District:	First District
Project Planner:	Tim Wheeler
Project APN(s):	323-130-006
Continued From:	



John Hildebrand, Planning Director 6/28/2023

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE PARCEL MAP NO. 37897 (TPM37897)** is a Schedule "H" subdivision of 5.53 gross acres into 3 single family residential lots with a 1-acre minimum lot sizes. Parcel 1 would consist of 3.46 gross acres and Parcel 2 and Parcel 3 would consist of 1 gross acre in size.

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

The Projects is located North of San Jacinto Ave, East of Forrest Dr, South of Aloha Ave, West of Old Elsinore Rd.

**PROJECT RECOMMENDATION**

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**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. 37897 (TPM37897)** subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
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**Land Use and Zoning:**

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



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Existing Use:	Vacant
Surrounding Uses	
North:	Residential Dwellings
South:	Residential Dwellings
East:	Residential Dwellings
West:	Residential Dwellings

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.53 acres	One Single Family Dwelling per Acre
Proposed Minimum Lot Size:	Lot 1: 3.46 gross acres (3.45 net) / Lot 2: 1 gross acres (0.85 net) / Lot 3: 1 gross acres (0.84 net)	1/2 acre gross (minimum)
Total Proposed Number of Lots:	3	N/A
Map Schedule:	H	

**Located Within:**

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High, SRA Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKE Fee Area
Airport Influence Area ("AIA"):	Yes –March Aire Reserve Base, Zone E

**PROJECT LOCATION MAP**

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**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Tentative Parcel Map 37897 was submitted to the County of Riverside on February 12, 2020. The proposed subdivision is a Schedule "H" parcel map that seeks to subdivide 5.53 gross acres into 3 single family residential lots with a minimum lot size of 1.00 gross acre for two parcels and a maximum lot size of 3.46 gross acres for one parcel. The project will have frontage on Old Elsinore Road. The subject site is generally flat, and no construction is currently proposed at this time. When residential construction occurs, each parcel would install a septic system and will be served by the Eastern Municipal Water District. The project is compatible with the current uses in the neighborhood.

**General Plan:**

The Project site has a General Foundation of Rural Community, and a land use designation of Very Low Density Residential (VLDR). The Very Low-Density Residential land use designation allows a single-family residence per acre, as well as limited animal-keeping and agricultural activities. 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 three single-family residential lots. Each lot would be at least 1 acre gross as to permit at least 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:**



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

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA pursuant to Article 19, Section 15315, 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 three 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 Rural Residential (R-R). 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 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



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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. The project is also not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historic resource. 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 R-R 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:**

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**Land Use Findings:**

1. The Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal – keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in three residential lots that range from 1.00 gross acres to 3.46 gross acres, all three meeting or exceeding the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.

2. The Project site has a Zoning Classification of Rural Residential (R-R), which is highly consistent with the RC-VLDR Land Use Designation. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 5.2 (R-R Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.

3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject site is bordered by residential properties that similarly have land use designations of RC-VLDR. Since the Project seeks to create a subdivision of three parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.

**Entitlement Findings:**

Tentative Parcel No. 37897 is a proposal to subdivide 5.53-acres into 3 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.* The Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential

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(VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre. Equestrian and other animal-keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in three residential lots that range from 1.00 gross acres to 3.46 gross acres, all three meeting or exceeding the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). Since no grading or development is proposed within the scope of this proposed subdivision, the Project has been conditioned so that any future development on the resulting parcels would be consistent with the overall density, architectural design, and landscaping as envisioned by the Mead Valley Area Plan (AND Planning. 3 and 5). For these reasons, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.

*2. The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The proposed subdivision of the subject site would meet the density and development standards of the RC-VLDR land use and the R-R 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



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of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the

5. *As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:

a. Streets & Street Improvement Plans. The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access pursuant to the requirements for a Schedule "H" map. 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 (AND E-Health. 2). In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.

c. Sewage Disposal. The County of Riverside 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. As such, the Project is not exempt from all improvement requirements specified within this section.

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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 R-R zone requires a minimum lot size of 1/2 acre, a minimum width of 80 feet, and minimum depth of 100 feet. Parcel 1 would be approximately 3.46 gross acres, with a 197-foot width and 762.67-foot depth. Parcel 2 would be approximately 1.00 gross acres, with an approximately 197-foot width and 221.55-foot depth. Parcel 3 would be approximately 1.09 gross acres, with 197-foot width and 211.96-foot depth. Therefore, the Project would be in compliance with this requirement as all 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 R-R Zone of Ordinance No. 348:

1. 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. 3 and 5) to not have a residential dwelling exceed 40 feet in height or accessory building or structure to exceed 50 feet in height per the R-R zoning classification. Therefore, the Project complies with this standard.

2. Lot Area. *One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows: Public utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet.* The R-R zone requires a minimum lot size of 1/2 acre, a minimum width of 80 feet, and minimum depth of 100 feet. Parcel 1 would be approximately 3.46 gross acres, with a 197-foot width and 762.67-foot depth. Parcel 2 would be approximately 1.00 gross acre, with an approximately 197-foot width and 221.55-foot depth. Parcel 3 would be approximately 1.09 gross acres, with an approximately 197-foot width and 211.96 depth. Therefore, the Project would be in compliance with this requirement as all resulting parcels would meet the minimum lot size standards of the zoning classification.

3. 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.

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Upon the approval of the subdivision, each lot will have the compacity for a residential dwelling on the site with a driveway access from Old Elsinore Road. 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 April 16<sup>th</sup>, 2021. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone E 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 June 21, 2021. 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. Planning 2-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:**

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws



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that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The City of Perris Fire Station #101 is located within 2.5 miles east of from the proposed subdivision.

c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access.

**Conclusion:**

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 Good Hope/Meadowbrook MAC.

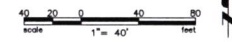
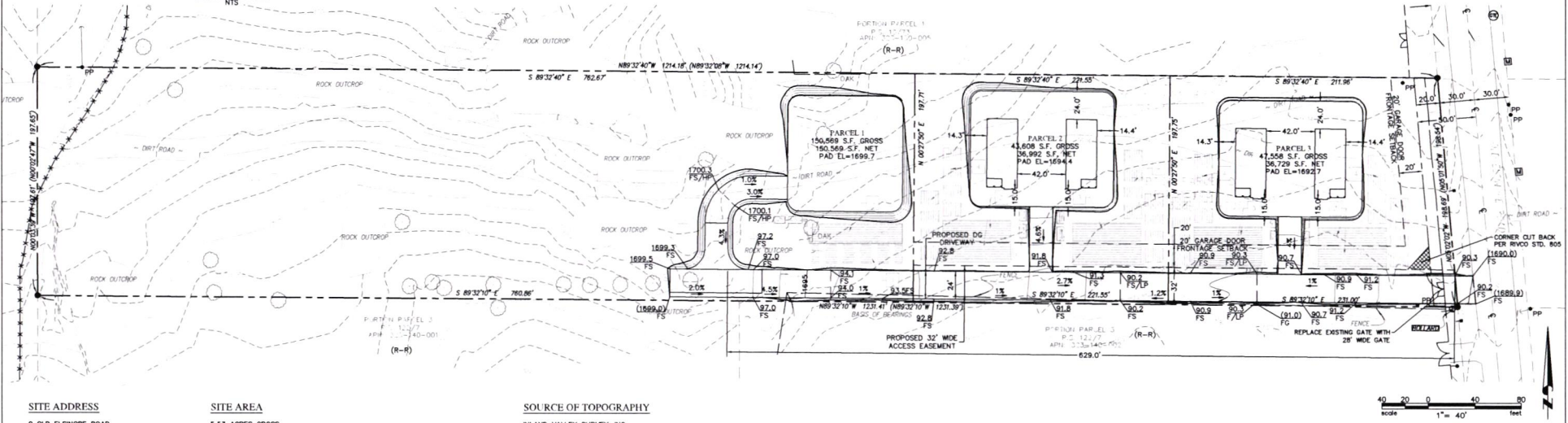
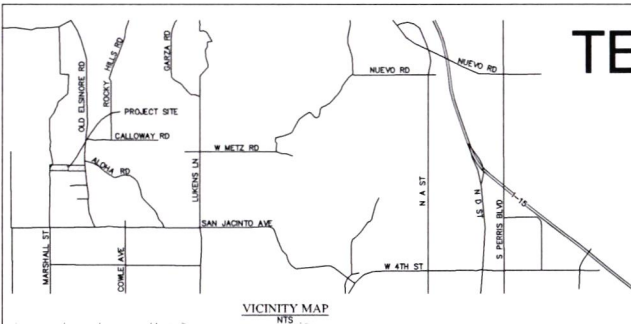
**APPEAL INFORMATION**

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

---

# TENTATIVE PARCEL MAP 37897

APN 323-130-006  
County of Riverside, California



**SITE ADDRESS**

0 OLD ELSHORE ROAD  
PERRIS, CA 92570

**OWNER/APPLICANT**

RUBEN H. HERNANDEZ  
42011 W 111TH ST.  
INGLEDWOOD, CA 90304  
(310)347-5283  
MDEOROP@YAHOO.COM

**PREPARED BY**

VENTURA ENGINEERING INLAND, INC.  
27393 YNEZ ROAD, SUITE 159  
TEMECULA, CA 92591  
(877)723-4224

**DATE PREPARED**

MARCH 2022

**ASSESSOR'S PARCEL NUMBER**

323-130-006

**LEGAL DESCRIPTION**

PARCEL 2 OF RS 13/73

**SITE AREA**

5.53 ACRES GROSS

**ZONING/LAND USE**

EXISTING ZONING: R-R PROPOSED ZONING: R-R  
EXISTING LAND USE: RC-VLDR PROPOSED LAND USE: RC-VLDR

**UTILITIES**

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: SEPTIC  
GAS: SOCAL GAS  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
SCHOOL DISTRICT: PERRIS ELEMENTARY & PERRIS UNION HIGH

**HYDROLOGY**

FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL  
WATERSHED: SAN JACINTO VALLEY

**GEOLOGY**

PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION, OTHER GEOLOGICAL HAZARDS, IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

**SOURCE OF TOPOGRAPHY**

INLAND VALLEY SURVEY, INC.  
130 WEST WALNUT AVENUE SUITE A-5  
PERRIS, CA 92571  
(951)657-1200  
DATE OF SURVEY: JANUARY 2019

**AREA SUMMARY**

PARCEL 1  
GROSS: 150,569 S.F.  
NET: 150,569 S.F.

PARCEL 2  
GROSS: 43,608 S.F.  
NET: 36,992 S.F.

PARCEL 3  
GROSS: 47,558 S.F.  
NET: 36,729 S.F.

**EARTHWORK**

CUT: 950 C.Y.  
FILL: 950 C.Y.  
NET: 0 C.Y.

**NOTES**

- 1 PRIMARY LEACH LINES
- 2 100% EXPANSION LEACH LINES
- 3 PRIMARY DRIP LINES AREA
- 4 EXPANSION DRIP LINES AREA

CASE: TPM37897  
EXHIBIT: Tent. Parcel #  
DATE: 7/10/2023  
PLANNER: TWHEELER



MARK BY	DATE	REVISIONS	APPROVED

--	--	--	--



**ENGINEER OF WORK**  
Ventura Engineering Inland, Inc.  
27393 Ynez Road, Suite 159  
Temecula, CA 92591  
Phone: (951)252-7432  
w.ventura@venturaengineeringinland.com

*Wilfredo Ventura*  
DATE: 6/7/22

**BENCHMARK:**  
PER NGS BENCHMARK DX3724  
DESIGNATION TANK AZ MK STATION IS  
CALIFORNIA DIVISION OF HIGHWAYS  
REFERENCE DISK EXPOSED IN LARGE  
BOULDER 13.00 FEET EAST OF POWER  
POLE 78429, 58.00 FEET SOUTHWEST OF  
CENTERLINE OF CALIFORNIA HIGHWAY 74.  
EL=1593.00' NAVD83 DATUM.

DRAWN	VEJ
DESIGNED	VEJ
CHECKED	NW
SCALE	AS SHOWN
JOB NUMBER	
VD 2018-145	FOR

**COUNTY OF RIVERSIDE**

PARCEL 2 OF RS 13/73  
APN 323-130-006  
TENTATIVE PARCEL MAP

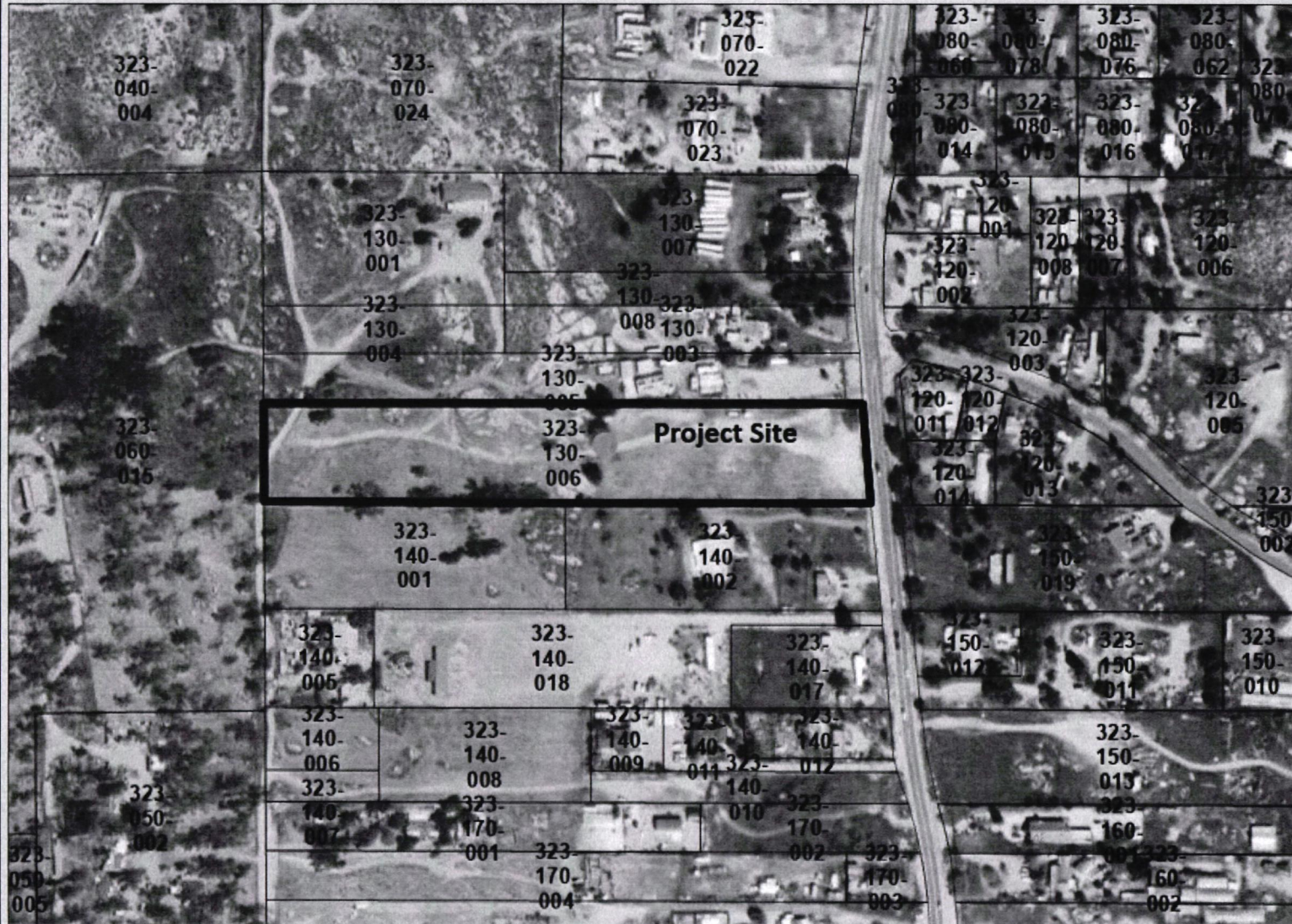
SHEET NO. 1  
OF 1 SHEETS  
FILE NO.  

MARKING     Mailing     Comment Agenda     Final



# TPM37897

## Vicinity Map



### Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels
- Blueline Streams
- City Areas
- World Street Map



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



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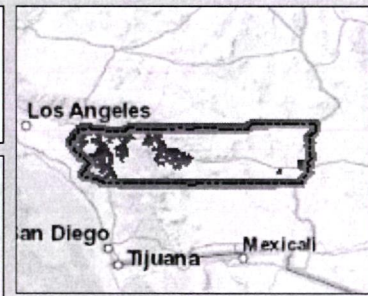
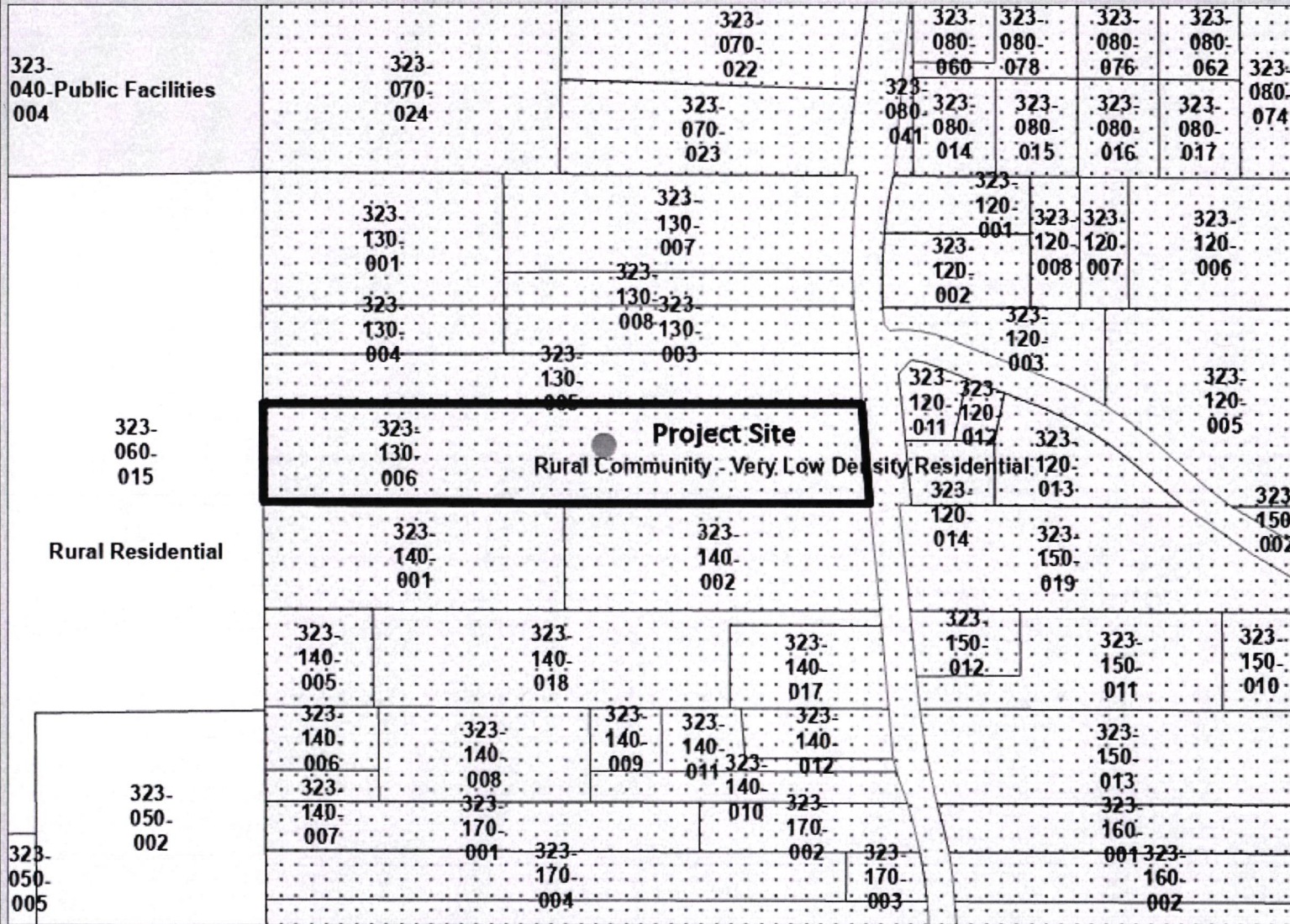
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### Notes



# TPM37897

## General Plan Map





### Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels

### General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous

0 376 752 Feet

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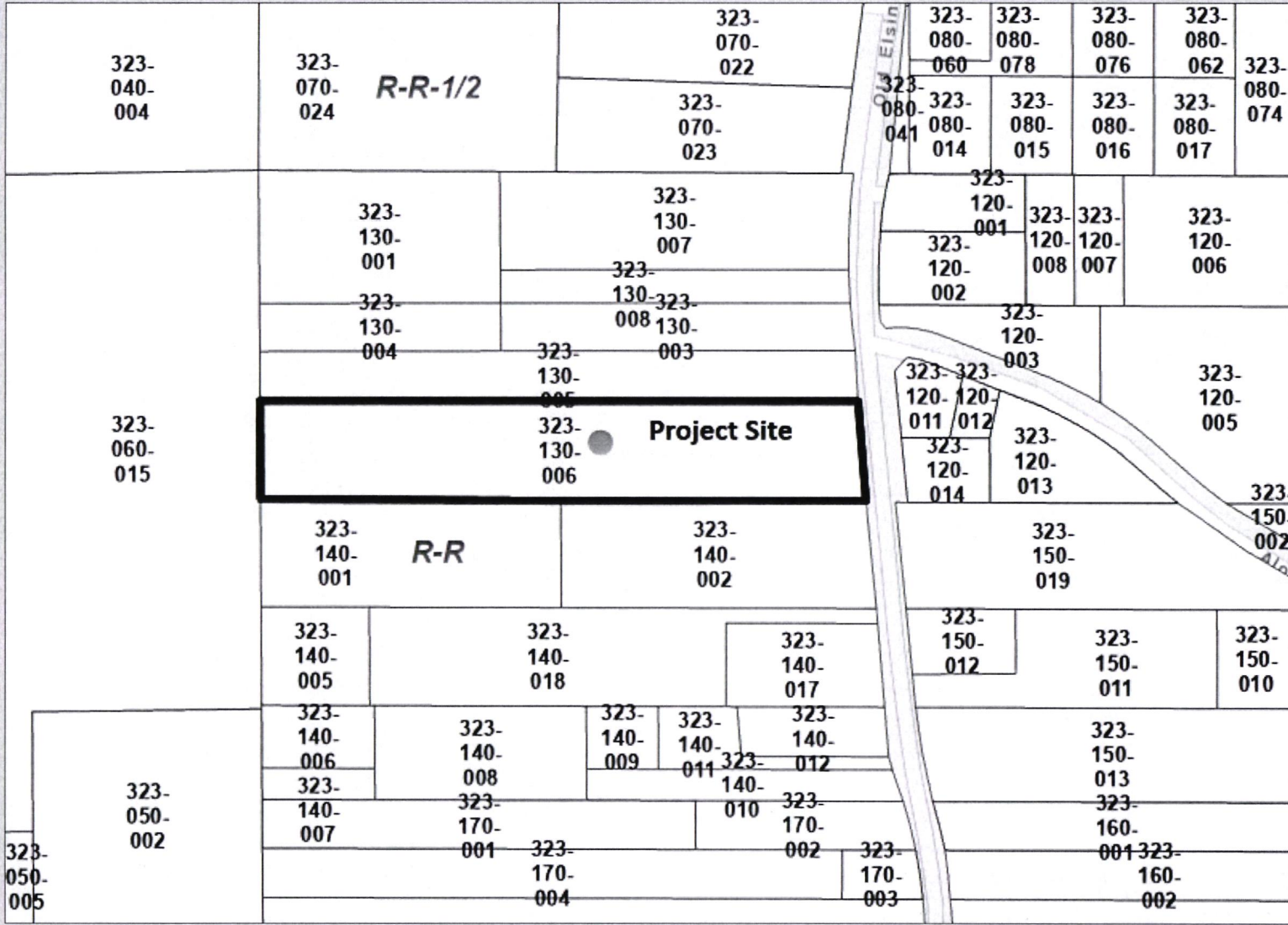
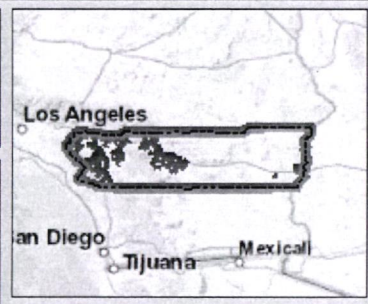
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### Notes



# TPM37897

## Zoning Map





### Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels

### Zoning

- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D

0 376 752 Feet

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### Notes



# TPM37897

## Zoning Map



- ### Legend
- County Boundary
  - City Boundaries
  - Parcel APNs
  - Parcels
  - Blueline Streams
  - City Areas
  - World Street Map



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### Notes





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



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

06/21/23, 11:54 am

TPM37897

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37897. 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 TPM37897 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. 37897 is a Schedule "H" subdivision of 5.53 gross acres into 3 single family residential lots with a 1-acre minimum lot sizes. Parcel 1 would consist of 3.46 gross acres and Parcel 2 and Parcel 3 would consist of 1 gross acre in size.

The Projects is located North of San Jacinto Ave, East of Forrest Dr, South of Aloha Ave, West of Old Elsinore Rd.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 1st District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

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

Tentative Map No. 37897, dated June 21, 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)
2. Compliance with applicable State Regulations, including, but not limited to:

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

- 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)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - 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

(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

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

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 WATER SOURCE AND SEWAGE DISPOSAL**

Based on review of information submitted for previously withdrawn TPM37721 and current project, TPM37897 (Schedule H subdivision of 5.53 gross acres into 3 single family residential lots with a minimum lot size of 1 gross acre), the following information was used for the entitlement review: - For water source, the project must obtain water service from Eastern Municipal Water District (EMWD). - For sewage disposal, the project is proposing onsite wastewater treatment systems (OWTS). Based on reports submitted, the lots are subject to high groundwater. If sewer becomes available upon the development of these lots, lots will be required to connect to sewer.



**ADVISORY NOTIFICATION DOCUMENT****Fire****Fire. 1****Fire - Advisory**

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

**Flood****Flood. 1****Flood Hazard Report**

PM 37897 FLOOD HAZARD REPORT-03/18/2020 BB Session ID: 561-651-703

PM 37897 is a proposal for a Schedule "H" subdivision of approximately 5.53 gross acres (APN:323-130-006) into 3 single family residential lots with a minimum gross lot size of 43,608 square feet and a maximum gross lot size of 150,569 square feet. The project site is located in the Good Hope area. The project site located west of Old Elsinore Road, 1325 feet east of forest Road, 100 feet north of Aloha Road, and 1940 feet north of San Jacinto Avenue.

The topography of the project site slopes southward and does not have well-defined ridges or natural watercourses. The site received storm runoff from the east and north from approximately 20 acres, which enters the site at different points along its northern border.

Natural drainage patterns of the area and the property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. All pads should be located outside of the low. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

The project site is not located within any mapped floodplain.

This project does not include any existing or proposed District maintained facilities and the review/approval of the drainage plan and the Water Quality Management Plan (WQMP) will be processed by the Transportation Department.

Any questions pertaining to this project should be directed to Hilal Elhaddad at 951.955.8255 or

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

haelhadd@rivco.org.

Trans Review. No floodplain, No ADP, No existing or proposed facility/connection. Flood FHR only.

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

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

**Planning. 2****ALUC Conditions**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Hazards to flight.
3. The notice as attached in ALUC's June 21, 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

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

#### **Planning. 2**

#### **ALUC Conditions (cont.)**

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.

#### **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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 6

#### Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Rural Residential (RR) zone.

### Planning-CUL

#### Planning-CUL. 1

#### Human Remains

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

#### Planning-CUL. 2

#### PDA 8118 accepted

County Archaeological Report (PDA) No. 8118 submitted for this project (TPM37897) was prepared by Bai "Tom" Tang of CRM Tech and is entitled: "Historical/Archaeological Resources Survey report Tentative Parcel map 37897 Assessor's Parcel Number 323-130-006, Near the City of Perris, Riverside County, California", dated March 14, 2021. PDA08118 concludes: In summary of the research results presented above, no potential "historical resources" were previously recorded within or adjacent to the project area, and none were encountered during the present survey, nor were any properties of Native American cultural value identified by the NAHC or the tribal representatives. Furthermore, historical maps and aerial photographs show no potentially significant features on the property throughout the historic period but suggest extensive ground disturbance since the 1960s. Based on these findings, and in light of the criteria listed above, the present study concludes that no "historical resources" exist within the project boundaries. PDA08118 recommends: If during ground-disturbance activities, unanticipated cultural resources (i.e., a feature and/or three or more artifacts in close association with each other) 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.
- Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2****PDA 8118 accepted (cont.)**

These documents are herein incorporated as a part of the record for project.

**Planning-CUL. 3****Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-PAL****Planning-PAL. 1****LOW PALEO POTENTIAL**

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL (cont.)

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

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

### Transportation

#### Transportation. 1

#### RCTD- GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

3. The land divider shall accept and properly dispose all off site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 1 RCTD- GENERAL CONDITIONS (cont.)**

of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the sub-divider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

4. Corner cutback shall be applied per Standard 805, Ordinance 461.
5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
6. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
7. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.
8. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
9. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.



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50. Prior To Map Recordation

Fire

**050 - Fire. 1** Fire - Prior to recordation - Fuel Modification Plan Not Satisfied

Prior to recordation provide a preliminary fuel modification plan.

**050 - Fire. 2** Fire - Prior to recordation - ECS Not Satisfied

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

**050 - Fire. 3** Fire - Prior to recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be setback from the roadway and shall open to allow an emergency vehicle to stop without obstructing traffic on the road.

**050 - Fire. 4** Fire - Prior to recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

**050 - Fire. 5** Fire - Prior to recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan that should include, but not be limited to, the following items: a) Fuel modification to reduce fire loading. b) Non flammable walls or other acceptable separation along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

**050 - Fire. 6** Fire - Prior to recordation - ECS Not Satisfied

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

**050 - Fire. 7** Fire - Prior to recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall

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50. Prior To Map Recordation

Fire

**050 - Fire. 7** Fire - Prior to recordation - ECS (cont.) Not Satisfied

provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

**050 - Fire. 8** Fire - Prior to recordation - ECS Not Satisfied

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

**050 - Fire. 9** Fire - Prior to recordation - ECS Not Satisfied

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

**050 - Fire. 10** Fire - Prior to Recordation - Will Serve Letter Not Satisfied

Prior to recordation provide a will serve letter from the local water purveyor.

Planning

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

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

**050 - Planning. 2** FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine is the deposit-based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor in interest.

**050 - Planning. 3** FINAL MAP PREPARER Not Satisfied

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

**050 - Planning. 4** 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. 5** Map - Quimby Fees (1) Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the The Office of Economic Development

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50. Prior To Map Recordation

Planning

**050 - Planning. 5** Map - Quimby Fees (1) (cont.) Not Satisfied  
and/or Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

**050 - Planning. 6** 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.

**050 - Planning. 7** SURVEYOR CHECK LIST Not Satisfied  
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:  
A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.  
B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.  
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential (RR) zone, and with the Riverside County General Plan.  
D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.  
E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Survey

**050 - Survey. 1** RCTD- FINAL MAP REQMTS Not Satisfied  
The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:  
1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.  
2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.  
3. Legal access shall be secured to APN:323-140-001.

**050 - Survey. 2** RCTD- R-O-W DEDICATION Not Satisfied  
• Sufficient public street right of way along Old Elsinore Road shall be conveyed for public use to provide for a 50-foot half width right of way per Standard No. 94, Ordinance 461.  
• Sufficient public street right of way along Unnamed street (along south project boundary) shall be conveyed for public use to provide for a 32-foot half width right of way per modified



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50. Prior To Map Recordation

Survey

**050 - Survey. 2** RCTD- R-O-W DEDICATION (cont.) Not Satisfied  
Standard No. 106, Section A, Ordinance 461. (Modified to reduce part-width right of-way from 45' to 32')

Transportation

**050 - Transportation. 1** RCTD- AGGREGATE/32' GRADED Not Satisfied  
Unnamed street is designated as a LOCAL ROAD and shall be improved with 24 foot of acceptable Aggregate Base (0.33 feet thick) on a 32-foot graded section within a 32-foot part width dedicated right of way as approved by the Transportation Department.

NOTE:

- Gate shall be removed out of the road right-of-way.
- Primary and expansion leach lines shall be outside the road right-of-way.
- The project shall provide an off-site grading easement for the construction of the road.

**050 - Transportation. 2** RCTD- ENCROACHMENT PRMT Not Satisfied  
Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the road right right-of-way, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

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  
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.

**060 - BS-Grade. 4** ROUGH GRADE ALL LOTS Not Satisfied  
Due to the design of the conceptual grading plan, showing grading that would require off site

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60. Prior To Grading Permit Issuance

BS-Grade

**060 - BS-Grade. 4**                      ROUGH GRADE ALL LOTS (cont.)                      Not Satisfied  
grading permissions from adjacent property owners if each lot were graded individually, the rough grading plan and permit for Tentative Parcel Map No. 37897 shall include all lots of this tract. The precise grading may be performed on an individual lot basis but not the rough grading.

Fire

**060 - Fire. 1**                      Fire - Prior to Grading - Final Fuel Modification                      Not Satisfied  
Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan that should include, but not be limited to, the following items: a) Fuel modification to reduce fire loading and b) Non flammable walls or other acceptable separation 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.

**060 - Fire. 2**                      Fire - Prior to Grading - Water Plan                      Not Satisfied  
The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Planning

**060 - Planning. 1**                      Fee Balance                      Not Satisfied  
Prior to issuance of grading permits, the Planning Department shall determine if the deposit-based fees for the TENTATIVE MAP are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

**060 - Planning. 2**                      SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.53 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

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60. Prior To Grading Permit Issuance

Planning

**060 - Planning. 2** SKR FEE CONDITION (cont.) Not Satisfied  
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-CUL

**060 - Planning-CUL. 1** CRMP/Project Archaeologist required Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

**060 - Planning-CUL. 2** Native American Monitor required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If



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60. Prior To Grading Permit Issuance

Planning-EPD

**060 - Planning-EPD. 1** MBTA Nesting Bird Preconstruction Survey - EPD (cont.) Not Satisfied  
habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

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

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

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

**060 - Planning-EPD. 2** Oak Tree Mitigation and Monitoring Plan - EPD Not Satisfied

The following shall be mapped on all project exhibits:

- 1) All coast live oak trees being preserved on-site;
- 2) All coast live oak trees being removed or impacted;
- 3) Location of on-site mitigation planting areas for any trees being removed or impacted.

If coast live oak trees will be removed or impacted by the Project, then a Habitat Mitigation and Monitoring Plan (HMMP) shall be submitted prior to grading permit issuance. The Oak Tree HMMP shall include the following information:

- Proposed oak tree replacement ratio
- Size and species of the replacement trees. Replacement trees must be the same species as trees being removed.
- Location of replacement/mitigation sites within the Project area
- Proposed long-term maintenance and monitoring strategy to ensure survival
- Discussion of expected survival rate and success criteria

Transportation

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

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

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60. Prior To Grading Permit Issuance

**060 - Transportation. 2** RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

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

70. Prior To Grading Final Inspection

Planning-CUL

**070 - Planning-CUL. 1** Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

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70. Prior To Grading Final Inspection

Planning-CUL

**070 - Planning-CUL. 1** Artifact Disposition (cont.) Not Satisfied

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

**070 - Planning-CUL. 2** Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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



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80. Prior To Building Permit Issuance

BS-Grade

**080 - BS-Grade. 2**                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

receiving a rough grade permit final.

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

E Health

**080 - E Health. 1**                      Gen - Custom                      Not Satisfied

Prior to building permit issuance, an OWTS proposal and percolation report for each parcel in compliance with Riverside County's LAMP will be required.

**080 - E Health. 2**                      Water Will Serve                      Not Satisfied

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

Fire

**080 - Fire. 1**                      Fire - Prior to Permit - Mitigation                      Not Satisfied

Prior to permit issuance, provide any construction mitigation per the fuel modification plan.

Planning

**080 - Planning. 1**                      Fee Balance                      Not Satisfied

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

**080 - Planning. 2**                      Roof Mounted Equipment                      Not Satisfied

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

**080 - Planning. 3**                      SCHOOL MITIGATION                      Not Satisfied

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

**080 - Planning. 4**                      Underground Utilities                      Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

**080 - Transportation. 1**                      RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS                      Not Satisfied

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

Plan: TPM37897

Parcel: 323130006

80. Prior To Building Permit Issuance

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Fire

**090 - Fire. 1** Fire - Prior to final - Mitigation Not Satisfied

Prior to final, verification of any mitigations per the fuel modification plan.

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. No 663 (SKR) 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 5.53 acres (gross) and/or residential

Plan: TPM37897

Parcel: 323130006

90. Prior to Building Final Inspection

Planning

**090 - Planning. 2** Ord. No 663 (SKR) (cont.) Not Satisfied  
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.

**090 - Planning. 3** Ord. No. 810 (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. 4** Ordinance No. 659 DIF Not Satisfied  
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 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

**090 - Planning-EPD. 1** Oak Tree Mitigation - EPD Not Satisfied  
Prior to final building inspection, the Applicant shall demonstrate that the oak tree mitigation agreed upon in the approved Oak Tree Habitat Mitigation and Monitoring Plan (HMMP), as required by the 'Oak Tree Mitigation and Monitoring Plan' Condition of Approval, has been completed.

A site visit by personnel from the Environmental Programs Division (EPD) may be required.

Transportation

**090 - Transportation. 1** RCTD- 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.



Plan: TPM37897

Parcel: 323130006

90. Prior to Building Final Inspection

Transportation

**090 - Transportation. 2** RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

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

Waste Resources

**090 - Waste Resources. 1** 090 - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

June 21, 2021

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

**CHAIR**  
Steven Stewart  
Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

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

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Paul Rull

Simon A. Housman  
Barbara Santos

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

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

File No.: ZAP1478MA21  
Related File No.: TPM37897 (Tentative Parcel Map)  
APN: 323-130-006  
Airport Zone: Compatibility Zone E

Dear Mr. Villalobos:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM37897 (Tentative Parcel Map), a proposal to divide 5.53 acres into 3 parcels located northerly of San Jacinto Avenue, southerly of Aloha Road, westerly of Old Elsinore Road, and easterly of Marshall Street.

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

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 15-33 at Perris Valley Airport. The elevation of Runway 15-33 at Perris Valley Airport is approximately 1,413 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 17,770 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,590 feet AMSL. The project site elevation is 1,699 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that all future buildings will require FAA OES review before permit issuance.

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

**CONDITIONS:**

## AIRPORT LAND USE COMMISSION

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

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

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



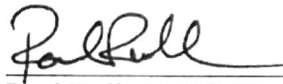
## AIRPORT LAND USE COMMISSION

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

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

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Wilfredo Ventura (applicant/representative)  
Ruben Hernandez (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1478MA21\ZAP1478MA21.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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

# NOTICE

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

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

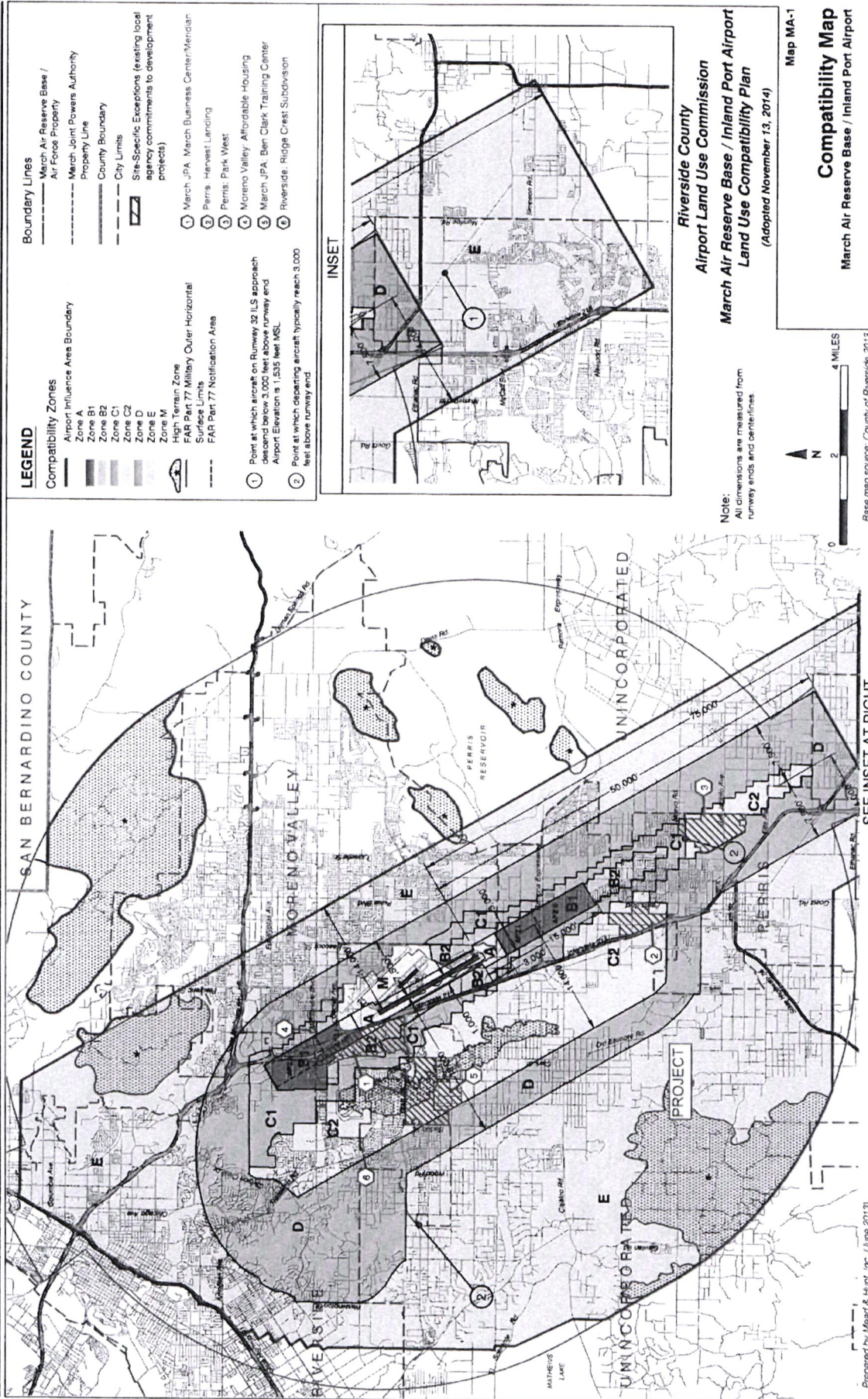


IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

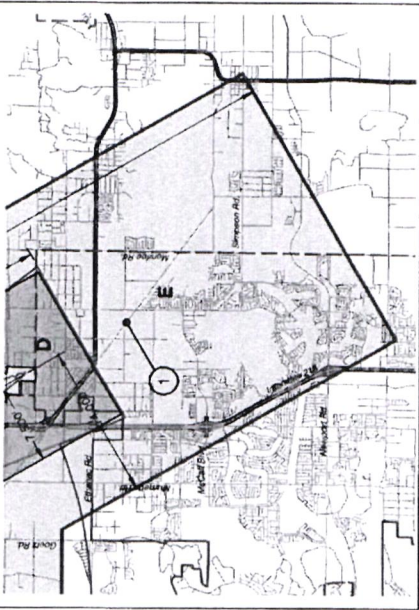




**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - ▨ Zone A
  - ▧ Zone B1
  - ▩ Zone B2
  - ▦ Zone C1
  - ▤ Zone C2
  - ▥ Zone D
  - ▦ Zone E
  - ▧ Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - - - March Joint Powers Authority Property Line
  - ▬ County Boundary
  - ▬ City Limits
  - ▭ Site Specific Exceptions (pending local agency commitments to development projects)
- Other**
- ① Point at which aircraft on Runway 32 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
  - ② Point at which departing aircraft typically reach 3,000 feet above runway end.

**INSET**



Note:  
All dimensions are measured from runway ends and centerlines



Base map source: County of Riverside, 2013

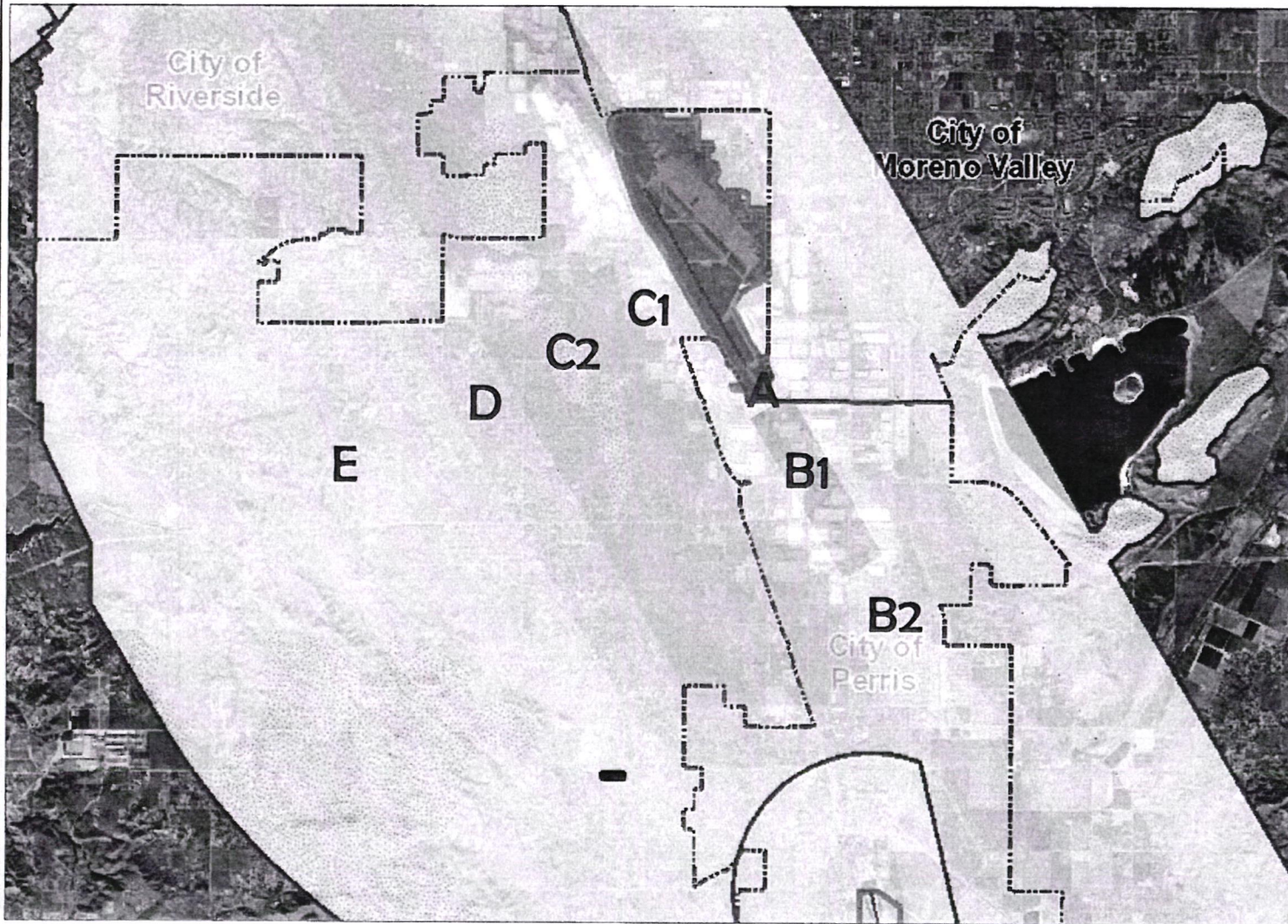
Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)

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

SEE INSET AT RIGHT



# 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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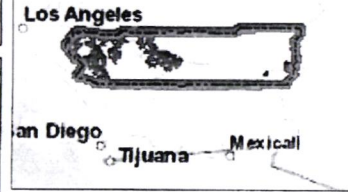
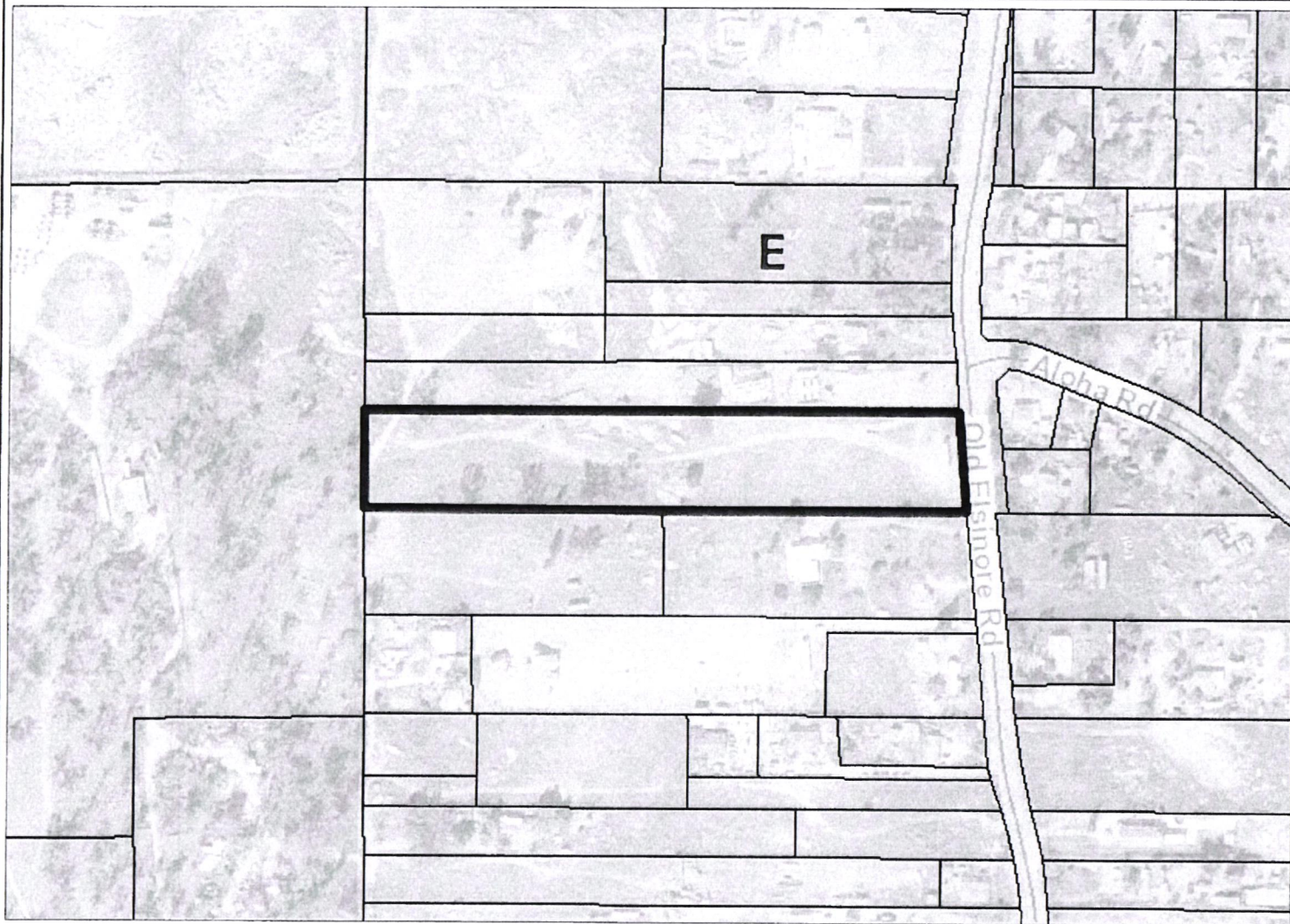
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### Notes



# Map My County Map



## Legend

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

## Notes



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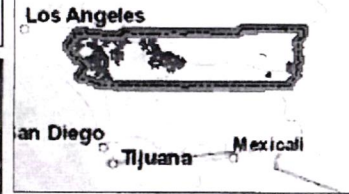


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# Map My County Map



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

## Notes



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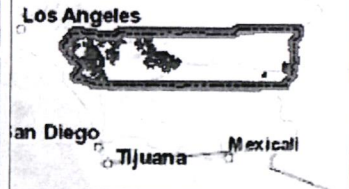


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# Map My County Map



## Legend

- County Centerlines
- Blueline Streams
- ▨ City Areas
- World Street Map

## Notes



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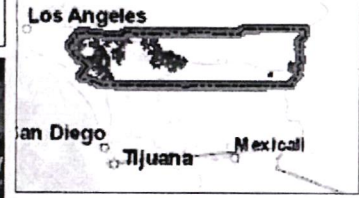


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# Map My County Map



- Legend**
-  Parcels
  -  County Centerlines
  -  Blueline Streams
  -  City Areas
  -  World Street Map



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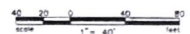
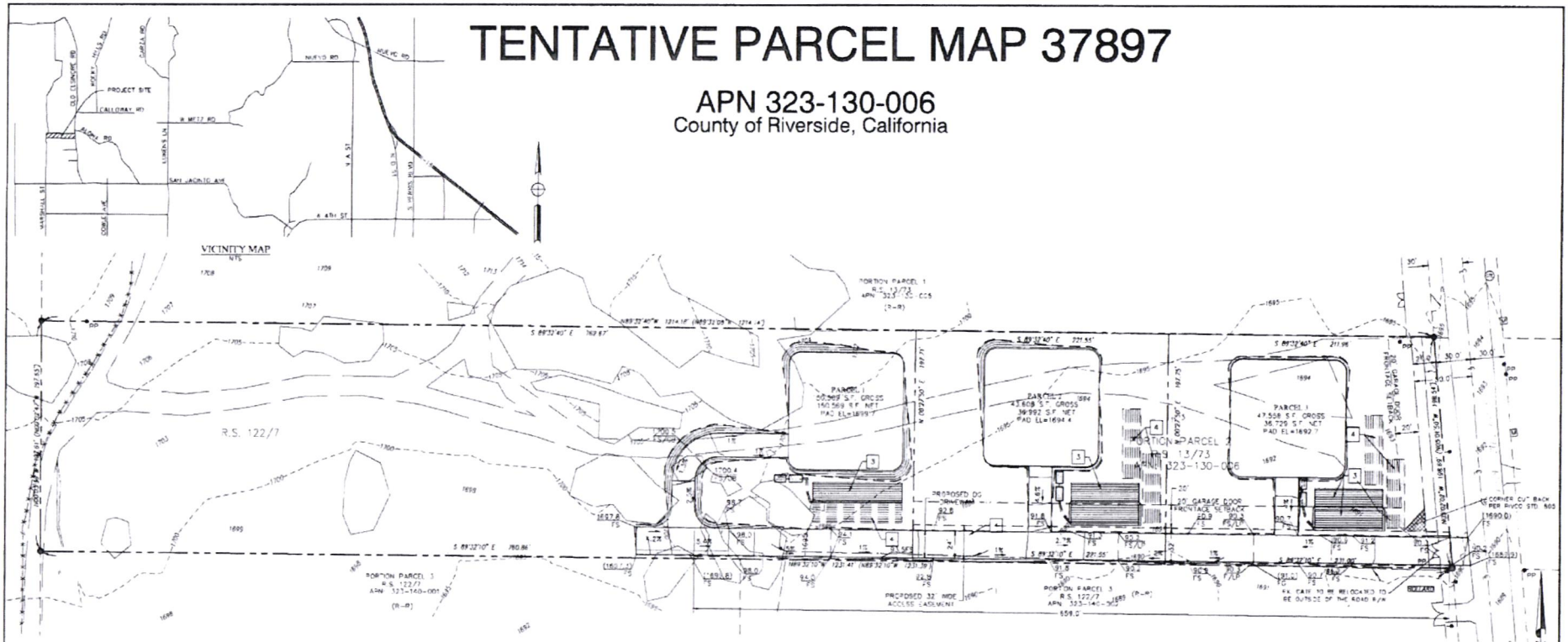
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**Notes**



# TENTATIVE PARCEL MAP 37897

APN 323-130-006  
County of Riverside, California



**SITE ADDRESS**

0 OLD FLORIANE ROAD  
RIVERSIDE, CA 92512

**OWNER/APPLICANT**

RUBEN R. HERNANDEZ  
42011 W. 111TH ST.  
RIVERWOOD, CA 90124  
(951)847-1241  
MDEOR00@AOL.COM

**PREPARED BY**

VENTURA ENGINEERING AND ARCHITECTURE  
27123 MELZ ROAD, SUITE 150  
TERRACLA, CA 92581  
(951)723-4224

**DATE PREPARED**

OCTOBER 2018

**ASSESSOR'S PARCEL NUMBER**

323-130-006

**LEGAL DESCRIPTION**

PARCEL 2 OF R.S. 137/3

**SITE AREA**

5.53 ACRES GROSS

**ZONING/LAND USE**

EXISTING ZONING: R-4  
EXISTING LAND USE: RC-1DR  
PROPOSED ZONING: R-4  
PROPOSED LAND USE: RC-1DRP

**UTILITIES**

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: SEPTIC  
GAS: SOUTHERN CALIFORNIA GAS CO.  
ELECTRIC: SOUTHERN CALIFORNIA Edison  
SCHOOL DISTRICT: SERRA ELEMENTARY & SERRA UNION HIGH

**HYDROLOGY**

FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT  
WATERSHED: SAN JACINTO VALLEY

**GEOLOGY**

PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION, OTHER GEOLOGICAL HAZARDS, IS NOT WITHIN A SPECIAL STUDY ZONE, AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS

**SOURCE OF TOPOGRAPHY**

HOLLAND VALLEY SURVEY, INC.  
135 WEST WALNUT AVENUE SUITE A-3  
MURRIS, CA 92571  
(951)857-1200  
DATE OF SURVEY: JANUARY 2018

**AREA SUMMARY**

PARCEL	CLT	950 C.Y.
1	50,568 S.F.	0 C.Y.
2	50,568 S.F.	0 C.Y.
3	43,606 S.F.	0 C.Y.
4	36,992 S.F.	0 C.Y.
5	47,558 S.F.	0 C.Y.
6	36,728 S.F.	0 C.Y.

**EARTHWORK**

CLT	950 C.Y.
1	0 C.Y.
2	0 C.Y.
3	0 C.Y.
4	0 C.Y.
5	0 C.Y.
6	0 C.Y.

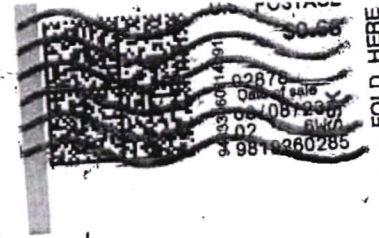
**NOTES**

- 1 PRIMARY LEACH LINES
- 2 100 X EXPANSION LEACH LINES
- 3 PRIMARY DRIP LINES AREA
- 4 EXPANSION DRIP LINES AREA

<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	BY	CHKD.							<b>BENCHMARK:</b> PER NOS BENCHMARK D13724 DESIGNATION: TANK AZ MAIN STATION 15 CALIFORNIA DIVISION OF HIGHWAYS REFERENCE DISK EMBEDDED IN LARGE BOLLARD 1100 FEET EAST OF BOLLARD POLE 76429, 58.00 FEET SOUTHWEST OF CENTERLINE OF CALIFORNIA HIGHWAY 74 CL+1563.00' HORSE DATUM.	SHEET NO. 1 OF 1 SHEETS FILE NO.
	DATE	REVISIONS	BY	CHKD.								
COUNTY OF RIVERSIDE PARCEL 2 OF RS 137/3 APN 323-130-006 TENTATIVE PARCEL MAP												

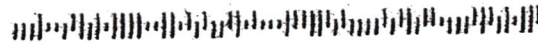
Vicente Pereda  
19431 Dry Gulch rd  
Corona Calif 92881

SANTA ANA CA 926  
10 JUN 2023 PM 2 L



Riverside planning Department  
att Tim Wheeler  
4080 Lemon st 12th floor  
Riverside Calif 92501

92501-367999



**TPM37897 (TW)**

I **DO NOT** wish a public hearing to be held on this case, but I would like to submit comments regarding this project(attach a separate sheet if necessary):

I **DO** request that a public hearing be held on this case for the following reasons (attach a separate sheet if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that I will be notified of the date and time if a public hearing is requested.

Vicente Pereda

Signature

Vicente Pereda

Print Name

19431 Dry Gulch rd CORONA CALIF

Print Street Address City/State Zip

**PROPERTY OWNERS CERTIFICATION FORM**  
**APN 323-130-006**

I, \_\_\_\_\_ Tim Wheeler \_\_\_\_\_, certify that on  
(Print Name)

05/26/2023 the attached property owners list  
(Date)

was prepared by \_\_\_\_\_ County of Riverside \_\_\_\_\_  
(Print Company or Individual's Name)

Distance Buffered: 600'

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

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

NAME: Tim Wheeler

TITLE/REGISTRATION Project Planner

ADDRESS: 4080 Lemon St., 12<sup>th</sup> floor

Riverside, CA 92501

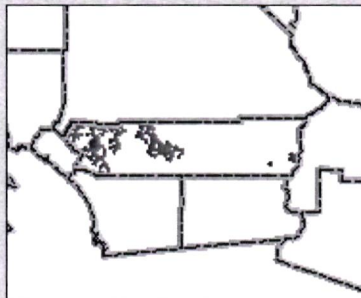
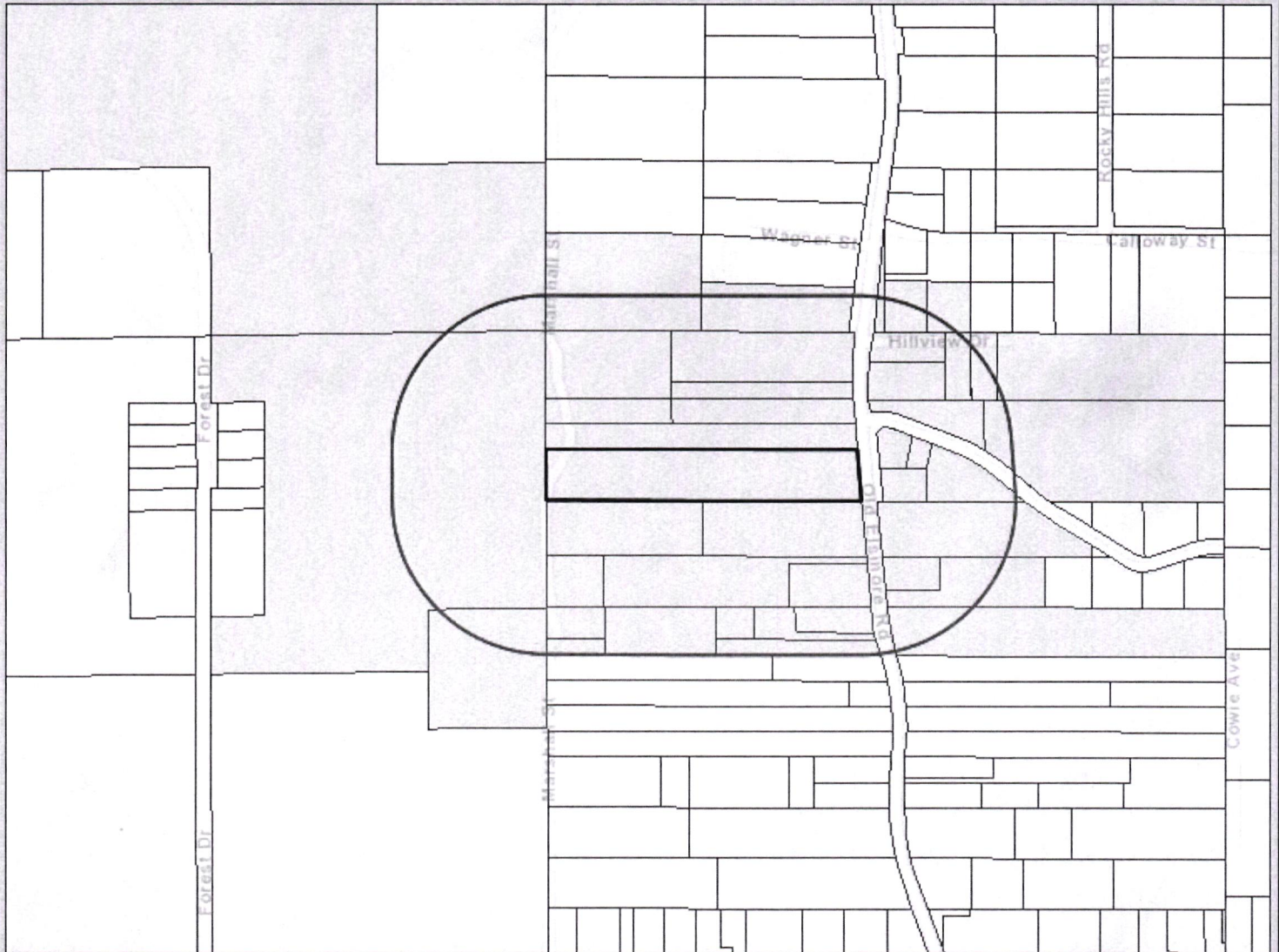
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6060



# Riverside County GIS Mailing Labels

TPM37897

600 foot Radius Map



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 5/26/2023 4:06:41 PM

© Riverside County RCIT

323040004  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

323050002  
KRIETEMEYER DAVID LIVING TRUST  
22760 MARSHALL ST  
PERRIS CA 92570

323070024  
NORMAN SPENCER DAVIS  
P O BOX 871  
PERRIS CA 92572

323080014  
MA CONSUELO MORALES DE VELASQUEZ  
22270 HILLVIEW DR  
PERRIS CA 92570

323120002  
LORENZO CORONA RUIZ  
22518 OLD ELSINORE RD  
PERRIS CA 92570

323120003  
MARICELA SANCHEZ  
22310 ALOHA RD  
PERRIS CA 92570

323120006  
VICENTE PEREDA LOPEZ  
19431 DRY GULCH  
CORONA CA 92881

323120007  
VICENTE PEREDA  
19431 DRY GULCH RD  
CORONA CA 92881

323120008  
JOSE VENTURA GAR VERDUZCO  
24405 BAXTER ST  
PERRIS CA 92570

323120012  
REMIGIO RODOLFO & LILIA AVILA LIVING TRUST  
22489 ALOHA RD  
PERRIS CA 92570

323120014  
GLORIA A. ALLEN  
22776 OLD ELSINORE RD  
PERRIS CA 92570

323130001  
BENITO CANTU MAGANA  
22510 MARSHALL ST  
PERRIS CA 92570

323130003  
JAVIER RIOS  
22563 OLD ELSINORE RD  
PERRIS CA 92570

323130004  
EDITH MCGRUFF  
3437 NEBAUM CT  
NORTH LAS VEGAS NV 89031

323130005  
RICARDO PINUELAS  
22615 OLD ELSINORE RD  
PERRIS CA 92570

323140001  
LUIS ANGEL HAROS  
15675 GRANADA DR  
MORENO VALLEY CA 92551

323140002  
GERARDO DE ARCOS ROMO  
22721 OLD ELSINORE RD  
PERRIS CA 92570

323140007  
DOROTHY D. LYONS  
2923 WEST 135TH PL  
GARDENA CA 90249

323140009  
OFELIA DELEON  
22739 OLD ELSINORE RD  
PERRIS CA 92570

323150019  
AUGUST RAYMOND ENDSLEY  
22401 ALOHA RD  
PERRIS CA 92570

323060015  
DAVE KRIETEMEYER  
24591 WOODCREEK DR  
LAGUNA HILLS CA 92653

323070023  
IGNACIO SIERRA  
22487 OLD ELSINORE RD  
PERRIS CA 92570

323080015  
ARNOLDO LIZARRAGA  
22300 HILLVIEW DR  
PERRIS CA 92570

323080041  
JOHN W. DAVIS  
P O BOX 19698  
LOS ANGELES CA 90019

323120001  
OLD ELSINORE TRUST DTD 09/10/22  
6080 CLAY ST  
JURUPA VALLEY CA 92509

323120005  
VICENTE L. PEREDA  
19431 DRY GULCH RD  
CORONA CA 92881

323120011  
JOSE A. HERNANDEZ  
22450 OLD ELSINORE RD  
PERRIS CA 92570

323120013  
SHEILLA ANN DEVILLE  
22485 ALOHA RD  
PERRIS CA 92570



323130006  
RUBEN H. HERNANDEZ  
4204 W 111 ST  
INGLEWOOD CA 90304

323130007  
JUAN P. ESCOBEDO  
22511 OLD ELSINORE RD  
PERRIS CA 92570

323130008  
ERNEST MCGRUFF  
233 W MONTANA  
PASADENA CA 91103

323140005  
NICK LOPEZ  
22688 MARSHALL ST  
PERRIS CA 92570

323140006  
CANO ANTONIO & CARMEN REVOCABLE  
5001 W FLORIDA AVE # 171  
HEMET CA 92545

323140008  
DOROTHY D. LYONS  
2923 WEST 135TH PL  
GARDENA CA 90249

323140010  
DOROTHY D. LYONS  
2923 WEST 135TH PL  
GARDENA CA 90249

323140011  
EDUARDO DELEON  
22741 OLD ELSINORE RD  
PERRIS CA 92570

323140012  
JACQUELINE ANNETTE VALENTINE NEAL  
22763 OLD ELSINORE RD  
PERRIS CA 92570

323140017  
RUTH PETERSON  
2909 W 83RD ST  
INGLEWOOD CA 90305

323140018  
FLORENCIO ROSALES  
22729 OLD ELSINORE RD  
PERRIS CA 92570

323150011  
TONI SCULL  
PO BOX 620  
CRESTLINE CA 92325

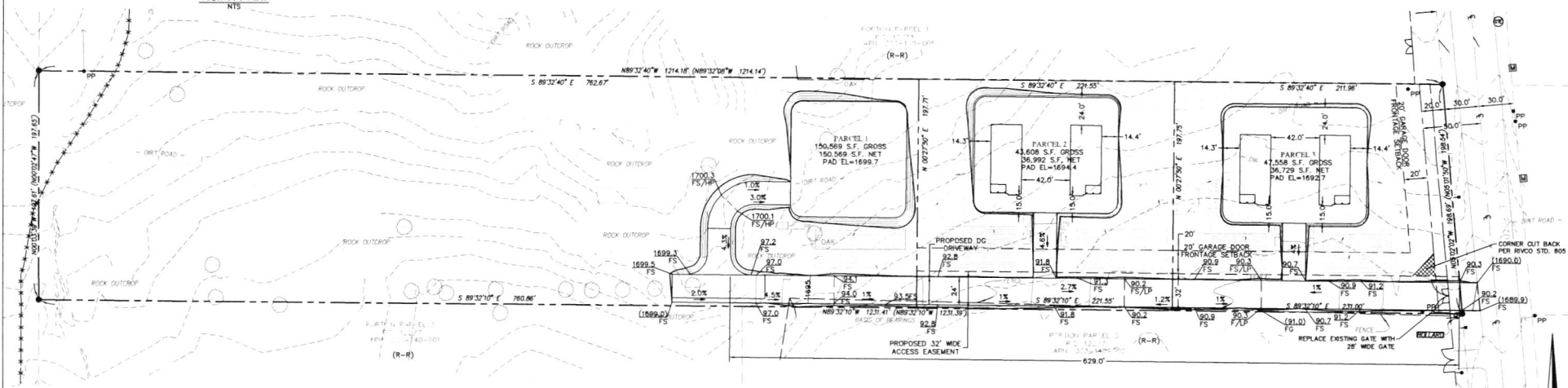
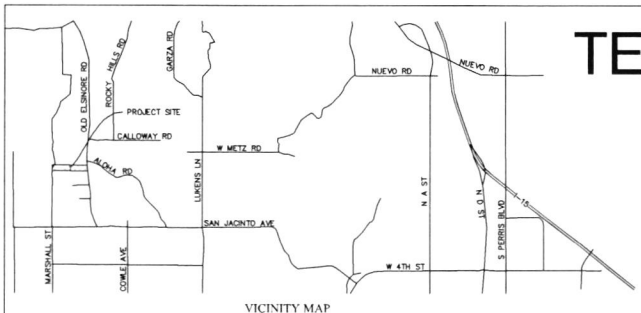
323150012  
FELIPE BRACAMONTES  
22780 OLD ELSINORE RD  
PERRIS CA 92570

323150013  
OSCAR LEYVA  
1616 S EUCLID ST SPC 74  
ANAHEIM CA 92802

Ventura Engineering Inland, Inc.  
27393 Ynez Road, Suite 159  
Temecula, CA 92591  
Attn: Willy Ventura

# TENTATIVE PARCEL MAP 37897

APN 323-130-006  
County of Riverside, California



**SITE ADDRESS**

0 OLD ELSINORE ROAD  
PERRIS, CA 92570

**OWNER/APPLICANT**

RUBEN H. HERNANDEZ  
42011 W 111TH ST.  
INGLEWOOD, CA 90304  
(310)347-5283  
MDEOROB@AHO.COM

**PREPARED BY**

VENTURA ENGINEERING INLAND, INC.  
27393 YANEZ ROAD, SUITE 159  
TEMECULA, CA 92591  
(977)723-4224

**DATE PREPARED**

MARCH 2022

**ASSESSOR'S PARCEL NUMBER**

323-130-006

**LEGAL DESCRIPTION**

PARCEL 2 OF RS 13/73

**SITE AREA**

5.53 ACRES GROSS

**ZONING/LAND USE**

EXISTING ZONING: R-R  
EXISTING LAND USE: RC-VLDR  
PROPOSED ZONING: R-R  
PROPOSED LAND USE: RC-VLDR

**UTILITIES**

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: SEPTIC  
GAS: SOCIAL GAS  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
SCHOOL DISTRICT: PERRIS ELEMENTARY & PERRIS UNION HIGH

**HYDROLOGY**

FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL  
WATERSHED: SAN JACINTO VALLEY

**GEOLOGY**

PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION, OTHER GEOLOGICAL HAZARDS, IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

**SOURCE OF TOPOGRAPHY**

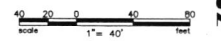
INLAND VALLEY SURVEY, INC.  
130 WEST WALNUT AVENUE SUITE A-5  
PERRIS, CA 92571  
(951)957-1200  
DATE OF SURVEY: JANUARY 2019

**AREA SUMMARY**

PARCEL	GROSS	NET	DUT	NET
1	150,569 S.F.	150,568 S.F.	950 C.Y.	950 C.Y.
2	43,608 S.F.	36,992 S.F.	0 C.Y.	0 C.Y.
3	47,558 S.F.	36,729 S.F.		

**EARTHWORK**

DUT: 950 C.Y.  
FILL: 950 C.Y.  
NET: 0 C.Y.



**NOTES**

- 1 PRIMARY LEACH LINES
- 2 100% EXPANSION LEACH LINES
- 3 PRIMARY DRIP LINES AREA
- 4 EXPANSION DRIP LINES AREA

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> <th>APPROVED</th> <th>COUNTY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	MARK	BY	DATE	REVISIONS	APPROVED	COUNTY																																																							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> <p><b>ENGINEER OF WORK</b> Ventura Engineering Inland, INC. 27393 Yanez Road, Suite 159 Temecula, CA 92591 Phone: (951)252-7612 w@ventura-engineeringinland.com</p> <p><i>Wilfredo S.D. Ventura</i> WILFREDO S.D. VENTURA RCE 66532, EXP. 06/30/24</p> </td> <td style="text-align: center;"> </td> </tr> </table>		<p><b>ENGINEER OF WORK</b> Ventura Engineering Inland, INC. 27393 Yanez Road, Suite 159 Temecula, CA 92591 Phone: (951)252-7612 w@ventura-engineeringinland.com</p> <p><i>Wilfredo S.D. Ventura</i> WILFREDO S.D. VENTURA RCE 66532, EXP. 06/30/24</p>		<p><b>BENCHMARK:</b> PER NGS BENCHMARK DX3724 DESIGNATION TANK #2 MW STATION IS CALIFORNIA DIVISION OF HIGHWAYS REFERENCE DISK EPOXIED IN LARGE BOLLER 13.00 FEET EAST OF POWER POLE 78429, 58.00 FEET SOUTHWEST OF CENTERLINE OF CALIFORNIA HIGHWAY 74. EL=1583.00' NAVOID DATUM.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> <p><b>COUNTY OF RIVERSIDE</b></p> <p>PARCEL 2 OF RS 13/73 APN 323-130-006 TENTATIVE PARCEL MAP</p> </td> <td style="text-align: center;"> <p>SHEET NO. 1 OF 1 SHEETS FILE NO.</p> </td> </tr> </table>	<p><b>COUNTY OF RIVERSIDE</b></p> <p>PARCEL 2 OF RS 13/73 APN 323-130-006 TENTATIVE PARCEL MAP</p>	<p>SHEET NO. 1 OF 1 SHEETS FILE NO.</p>
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