

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



ITEM: 1.2
(ID # 23833)

MEETING DATE:
Tuesday, January 09, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37979 – CEQA Exempt per Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 79.27 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – REQUEST: Schedule J subdivision of two parcels totaling 79.27 gross acres with an existing 515 space mobile home park into three parcels ranging in size from 19.9 acres to 31.29 acres, for finance and conveyance purposes only. The application includes a request for a waiver of the final map. – APN(s): 751-280-018, 751-280-019. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

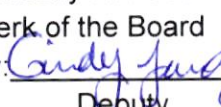
1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above referenced case acted on at public hearing on December 4, 2023.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries 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: January 9, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

TENTATIVE PARCEL MAP NO. 37979 is a proposal for a Schedule “J” - Finance and Conveyance Map - for a subdivision of approximately 79.27 gross acres into 3 parcels ranging in size from 19.9 acres to 31.29 acres.

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

The Project site is within the Eastern Coachella Valley Area Plan and the Lower Coachella Valley District. The project is located east of Harrison Street, north of 70th Avenue, west of Polk Street, and south of 68th Avenue.

Planning Director’s Decision

The Planning Director approved the Tentative Parcel Map as part of the public hearing on December 4, 2023. No request for appeal was made prior to the closure of the 10-day appeal period.

Board Action

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

Impact on Citizens and Businesses

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions) and Section 15061 (b)(3) (Common Sense Exemption).

Additional Fiscal Information

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

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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ATTACHMENTS:

- A. Director's Hearing Report of Actions
- B. Director's Hearing Staff Report Package
- C. Tentative Parcel Map No. 37979



Jason Farin, Principal Management Analyst 1/2/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – December 4, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 p.m.

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – **REQUEST:** Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org, item continued from October 30, 2023.

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Tentative Parcel Map No. 37979, subject to the advisory notification document and conditions of approval.

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN WIRELESS NO. 230002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group – Engineer/Representative: Alisha Strasheim – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial : Commercial Retail (CR) – Location: North of 66th Avenue, east of Date Palm Street, west of Brown Street, and south of 2nd Street - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-palm. The tower is proposed to be 70 ft. tall with one (1) GPS antenna, three (3) DC-12 outdoor units, 15 panel antennas, 15 LTE RRUS at antenna level, four (4) DC-9 surge suppressors, one (1) MW antenna, one (1) 20KW Generac compact diesel generator on a concrete pad, and one (1) walk-in-cabinet shelter on a concrete pad enclosed by an 8 ft by 8 ft concrete masonry unit wall – APN: 727-193-049. Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.

Planning Director's Actions:

Public Hearing: Open

CONTINUED to a date certain of January 22, 2024.

DIRECTOR'S HEARING – REPORT OF ACTIONS – December 4, 2023

- 3.2 **PLOT PLAN WIRELESS NO. 220007 - – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-pole. The tower is proposed to be 70 ft. tall with nine (9) panel antennas in conjunction with ground level work that will entail one concrete walk-in cabinet on concrete pad, one (1) 20-KW generator with 140-gallon fuel tank on concrete pad. The proposed mono-pole and ground equipment will be contained within a proposed 30 ft x 30 ft x 8 ft wrought iron fence – APN: 402-130-009 – Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.
- Planning Director's Actions:**
Public Hearing: Open
- CONTINUED** to a date certain of January 22, 2024.

4.0 SCOPING SESSION
NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:44 p.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT**

Agenda Item No.

2.1

(ID # 23647)

MEETING DATE:

Monday, December 04, 2023

SUBJECT: TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – REQUEST: Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org, item continued from October 30, 2023.

PROPOSED PROJECT

Case Number(s):	TPM37979
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Rafael Garcia
Project APN(s):	751-280-018 and 751-280-019
Continued From:	10/30/2023


John Hildebrand, Planning Director 11/30/2023

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37979 is a proposal for a Schedule “J” - Finance and Conveyance Map - for a subdivision of approximately 79.27 gross acres into 3 parcels ranging in size from 19.9 acres to 31.29 acres.

The above is hereinafter “the project.”

The project is located east of Harrison Street, north of 70th Avenue, west of Polk Street, and south of 68th Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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DIRECTOR'S HEARING**

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. 37979, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD:MDR)
East:	Community Development: Medium Density Residential (CD:MDR) and Indian Lands
South:	Community Development: Medium Density Residential (CD:MDR)
West:	Agriculture: Agriculture
Existing Zoning Classifications	
Existing Zoning Classification:	Residential Incentive (R-6) and Light Agriculture – 10 Acre Minimum Lot Size (A-1-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture – 10 Acre Minimum Lot Size (A-1-10)
East:	Light Agriculture – 10 Acre Minimum Lot Size (A-1-10)
South:	Light Agriculture – 10 Acre Minimum Lot Size (A-1-

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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	10)
West:	Light Agriculture – 10 Acre Minimum Lot Size (A-1-10)
Existing Use:	Mobile Home Park
Surrounding Uses	
North:	Agriculture
East:	Agriculture
South:	Agriculture
West:	Agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	79.27 Acres	N/A
Proposed Minimum Lot Size:	19.9 Acres	10 Acres (A-1-10) 5,000 SF (R-6)
Total Proposed Number of Lots:	3	N/A
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 125; Thermal Street Lighting
Special Flood Hazard Zone:	Yes – FEMA Zone AO
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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PROJECT LOCATION MAP

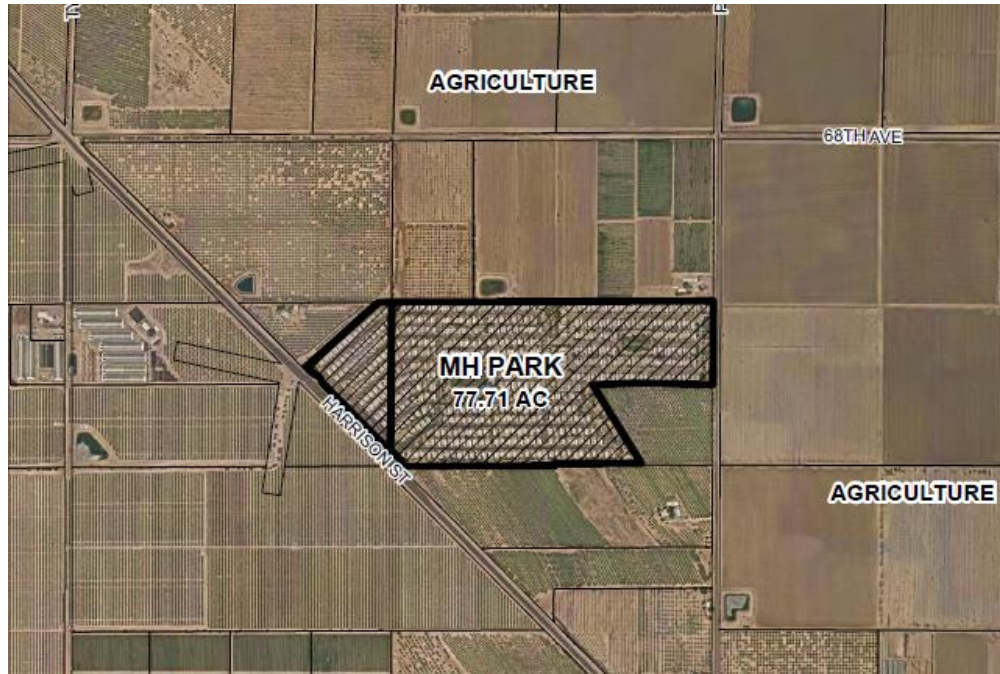


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Conditional Use Permit No. 3338 was approved on September 11, 2001, to construct a 157-space migrant agricultural worker mobile home park on 19.9 acres of the project site. Change of Zone 7699 and Conditional Use Permit 3589 was approved on March 17, 2009, and consisted of a zoning modification from Light Agriculture (A-1-10) to Residential Incentive (R-6) and a Conditional Use Permit for a 398-space mobile-home park with an accessory community building, maintenance yard, recreation areas, and drainage facilities on the remaining 59.37 acres of the project site. The construction of the mobile home parks was completed and all conditions associated with the Conditional Use Permits were cleared by the County in 2022. The applicant is requesting a waiver of the final map. The Subdivision Map Act and Ordinance 460 allow the Final Map to be waived if onsite or off-site improvements are completed and there are no Conditions of Approval. Instead of a Final Map, a Certificate of Compliance will be recorded to reflect the Tentative Parcel Map and will contain legal descriptions of the three

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newly created parcels. This request will not result in condominium conversion of the existing mobile home parks.

Tentative Parcel Map 37979 was submitted to the County of Riverside on April 1, 2022. The applicant requests approval for a Schedule "J" map to allow for the subdivision of two (2) parcels into three (3) parcels. The parcels will range in size from 19.9 acres to 31.29 acres.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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). The proposal is for a Schedule "J" - Finance and Conveyance Map - for a subdivision of approximately 79.27 gross acres into three parcels ranging in size from 19.9 acres to 31.29 acres.

In accordance with State CEQA Guidelines sections 15315, Tentative Parcel Map 37932 will not result in any new significant environmental impacts. The Tentative Parcel Map is a Schedule "J" subdivision of 79.27 gross acres resulting in a subdivision into three parcels ranging in size from 19.9 to 31.29 acres. No new development is proposed as part of this development request, in that, the site is fully developed. The purpose of this subdivision is for financing purposes only.

- a. Tentative Parcel Map No. 37979 is a Schedule "J" subdivision of a 79.27 gross acre site into three (3) parcels ranging in size from 19.9 to 31.29 acres in area. No physical change will occur as a result of the subdivision.
- b. The map is for a division of four or fewer parcels and is in conformance with the General Plan and Ordinance No. 348.
- c. Services such as fire protection and suppression services, electricity, telephone, well water, and a septic system are available and is appropriate for the existing development.
- d. Access to the existing development is provided from Harrison and Polk Street.
- e. The parcel has not been involved in a division of a larger parcel within the last two years.
- f. The parcel does not have an average slope greater than 20 percent.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies. More specifically, the exceptions are not applicable pursuant to the following findings:

Cumulative Impact. *All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision is for finance purposes only and no new development is proposed as part of the project. 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 or are located within the same area will be evaluated pursuant to CEQA.

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Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed subdivision will not create a significant effect on the environment because the subdivision map is only for financing purposes. No new development is proposed along with the project. Therefore, no foreseeable significant environmental impacts would result with approval of this Project.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The project is not located adjacent to or near any designated state scenic highway. Therefore, no trees, historic buildings, rock outcroppings, or similar resources on or surrounding the subject site would be adversely impacted by the implementation of this Project. Therefore, this exception does not apply.

Hazardous Waste Sites. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The proposed Project would not generate hazardous waste, nor would it create a hazardous waste site. Additionally, the proposed project is not listed on the Department of Toxic Substances Control's Cortese List. Therefore, this exception does not apply.

Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project site is not located near significant historical resources and, therefore, will not cause a substantial adverse change to these resources' significance.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply to the project. Therefore, Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense) may be used to exempt the Project from CEQA.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). This designation allows Single Family detached

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and attached residences with a density range of 2 to 5 dwelling units per acre. Action H-5 of the County's Housing Element, Support Affordable Housing Development, promotes the use of density bonuses to encourage affordable housing development. The project site was developed with two mobile home parks, each utilizing housing unit density bonuses allowed for mobile home parks. The proposed Tentative Parcel Map No. 37979 is a Schedule "J" map and will not result in new grading or construction and is consistent with the County's General Plan policies.

2. The project site has a Zoning Classification of Residential Incentive (R-6) and Light Agriculture (A-1-10). The R-6 zoning district was established to facilitate affordable housing. The existing mobile home parks were constructed to the densities and development standards allowed under the Section XIXc Mobilehome Parks in Residential Zones section of Ordinance 348. The proposed Tentative Parcel Map is a Schedule "J" map and will not result in changes in grading or new construction and is consistent with Ordinance 348.

Entitlement Findings:

Tentative Parcel Map

Tentative Parcel Map No. 37979 is a Schedule "J" map that proposes a subdivision of 79.27 acres into 3 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan Policies LU2.1.c, LU28.3 and 28.4. General Plan Policy LU2.1.c is meant to provide a broad range of land uses, intensities, and densities including a range of residential projects. General Plan Policy LU28.3 requires adequate and available circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed residential land use. General Plan Policy LU28.4 encourages the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed tentative parcel map will comply with the General Plan by subdividing the property to allow for financial conveyance of portions of existing mobile home parks that provide affordable housing opportunities in the Eastern Coachella Valley Area. The Tentative Parcel Map No. 37979 site is located within Medium Density Residential (MDR) and is consistent with this land use designation and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County. The site has been fully developed and has proper circulation and facilities to adequately service the site.
2. The site of the proposed map is physically suitable for the already constructed mobile home parks. The site is flat and was graded to accommodate the mobile home spaces. Tentative Parcel Map 37979 is a Schedule "J" subdivision and will not result in further grading or construction. This development is consistent with the General Plan land use designation of Medium Density Residential (MDR).
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or

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their habitat since the proposed subdivision does not directly propose any development or improvements.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements since the request is a Schedule "J" map for financial conveyance purposes only.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule "J" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "J" improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule "J" Map has been developed in accordance with an approved valid land use entitlement: Conditional Use Permit No. 3338 and Conditional Use Permit No. 3589. A future subdivision map or land use entitlement or permit shall be processed in order for new development to occur on the land.
 - b. Minimum Requirements. The proposed parcels with a minimum lot size of 19.9 acres are greater than the minimum lot size required for the Residential Incentive (R-6) zone of 5,000 sq. ft. and the Light Agriculture (A-1-10) zone of 10 acres. All lots have legal access provided to the site via either Harrison Street and Polk Street.
 - c. Compliance. The proposed Tentative Parcel Map includes all the information required for the map, including, lot numbers, street identification letter, assessor parcel numbers, and other required notes.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed.
7. The proposed Tentative Parcel Map is consistent with the minimum size allowed by the project site's Zoning Classification of R-6 (5,000 square feet) and A-1-10 (10 acres) as noted above.

Waiver of Final Map Findings:

The Planning Director may waive the requirement for a final map if the proposed land division complies with requirements with respect to Area; Improvement and design; Flood water

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drainage control; Appropriate improved public roads; Sanitary disposal facilities; Water supply availability; Environmental protection; and Adequate existing survey control.

As previously discussed, the proposed subdivision will subdivide two existing lots with two previously entitled mobile home parks into three lots. The proposed subdivision meets minimum lot size requirements; the mobile home parks have been graded; and all required street improvements, open space requirements, stormwater drainage facilities, water distribution facilities, and sanitary sewer collection system have been installed. Also as discussed previously in this report, both mobile home parks conducted Environmental Assessment and all required mitigation has been provided. Finally, as part of the review of TPM37979, the County Surveyor determined the adequate existing survey control exists for this subdivision map.

Other Findings:

1. The project site is not located within a Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within the Airport Influence Area.
4. The Project was not submitted for AB 52 / SB 18 consideration due to the project not requiring a new Mitigated Negative Declaration or Environmental Impact Report.
5. The project site is located within the Mount Palomar Observatory Lighting Zone Boundary B. Conditional Use Permit No. 3338 and Conditional Use Permit No. 3589 were approved with conditions restricting lights to meet the requirements of the County's Light Pollution Ordinance No. 655.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. Fire protection and suppression services are available for the project through the Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

Conclusion:

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

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PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. Planning staff received a request to hold a public hearing.

APPEAL INFORMATION

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

TENTATIVE PARCEL MAP 37979 WITH WAIVER OF FINAL MAP

MT. VIEW ESTATES & OASIS GARDENS MOBILE HOME PARKS

PORTION OF THE S 1/2 OF THE NE 1/4 OF SEC. 21, T.7S., R.8E., S.B.B.A.M.

WATSON ENGINEERING

JUNE, 2022

SCHEDULE "J"

OWNER/APPLICANT/DEVELOPER:

DESERT EMPIRE HOMES, INC.
68-990 HARRISON STREET
THERMAL, CA 92274
CONTACT: MATTHEW MELKESIAN
TELEPHONE (760) 397-0800
mat@desertempire.com

ENGINEER:

WATSON ENGINEERING
83-793 PACIFICA SUR
INDIO, CA 92203
CONTACT: LLOYD W. WATSON
TELEPHONE (760) 275-1553
lwatson@lweng.com

ASSESSOR'S PARCEL NO.:

APN 751-280-018, 751-280-019

GROSS AREA: 79.27 ACRES

NET AREA: 77.59 ACRES

EXISTING ZONE:

A-1-10

PROPOSED ZONE:

A-1-10

EXISTING GP:

MDR

PROPOSED GP:

MDR

FLOOD ZONE:

A FEMA MAPPED FLOOD PLAIN, ZONE A & X

THOMAS BROTHERS:

PAGE 5651 GRID F3 & G3, 2008 EDITION

PARCEL 1: 157 MOBILE HOME SPACES (OASIS GARDENS)

19.90 AC GROSS
19.43 AC NET

PARCEL 2: 217 MOBILE HOME SPACES (MOUNTAIN VIEW ESTATES)

28.08 AC GROSS
27.29 AC NET

PARCEL 3: 181 MOBILE HOME SPACES (MOUNTAIN VIEW ESTATES)

31.29 AC GROSS
30.87 AC NET

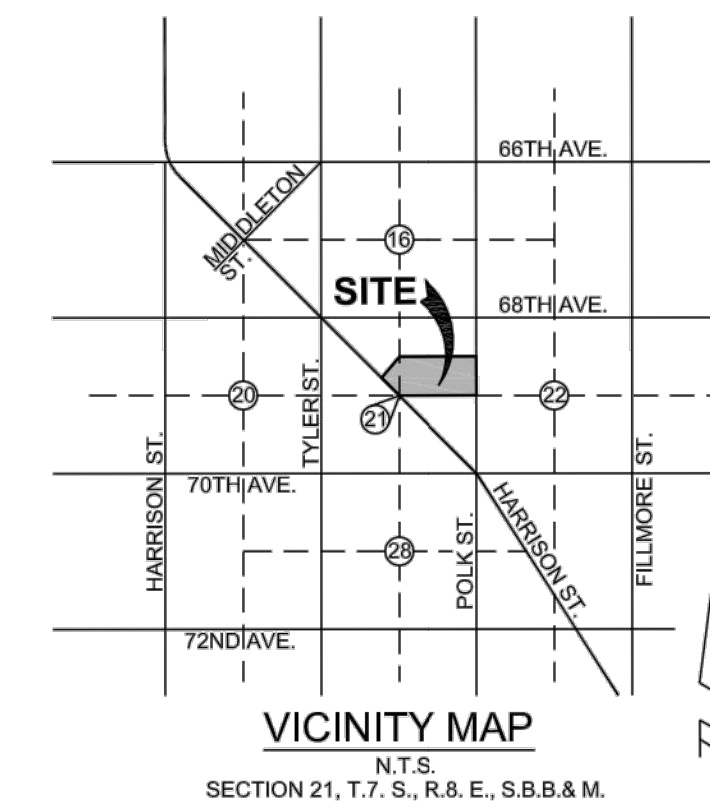
NOTE:

RECIPROCAL EASEMENT SHALL BE GRANTED BETWEEN PARCELS 2 AND 3 FOR ALL INTERNAL PRIVATE ROADWAYS.

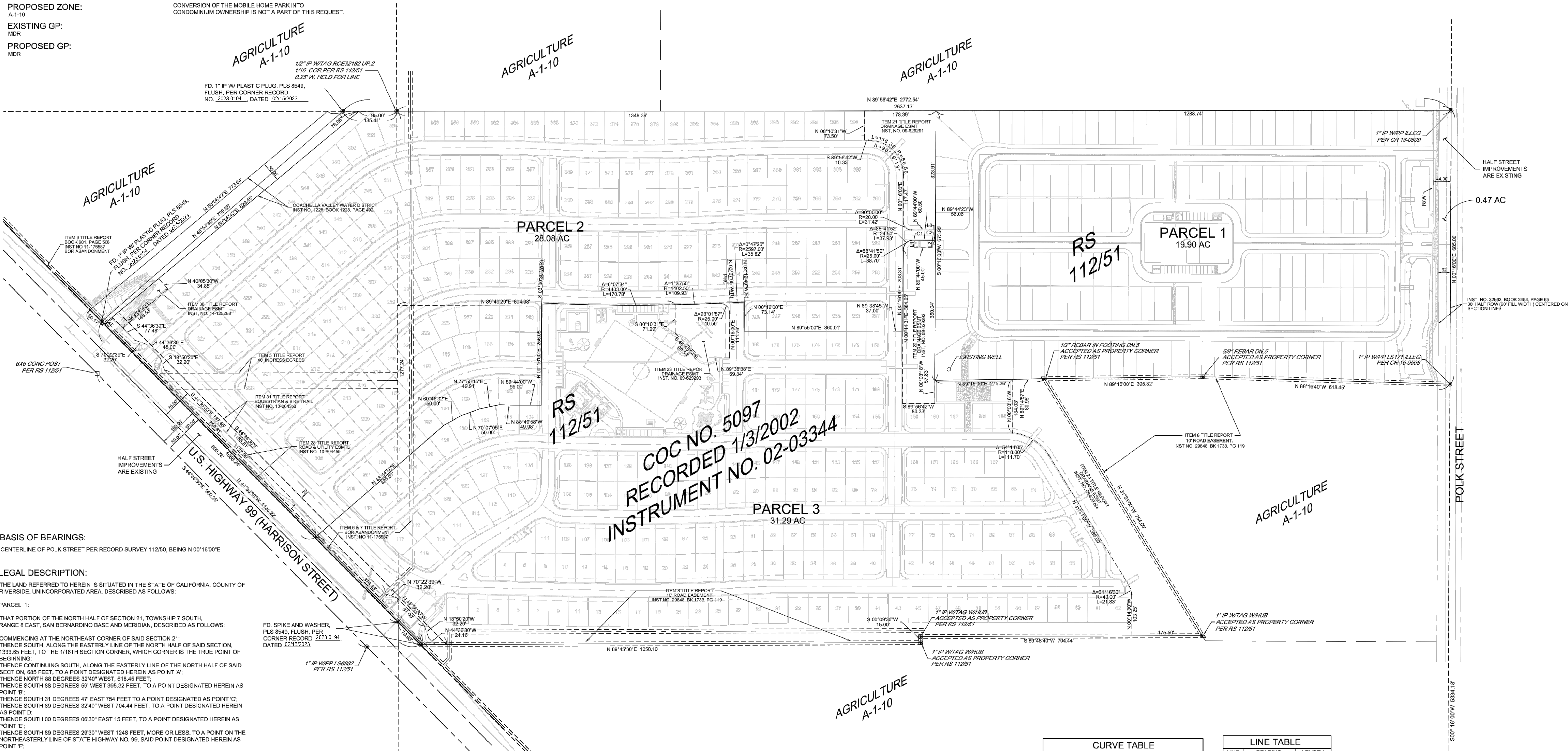
THIS MAP CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PROJECT HAS APPROVED WQMP AND SWPPP.

CONVERSION OF THE MOBILE HOME PARK INTO CONDOMINIUM OWNERSHIP IS NOT A PART OF THIS REQUEST.



FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.



BASIS OF BEARINGS:
CENTERLINE OF POLK STREET PER RECORD SURVEY 112/50, BEING N 00°16'00"E

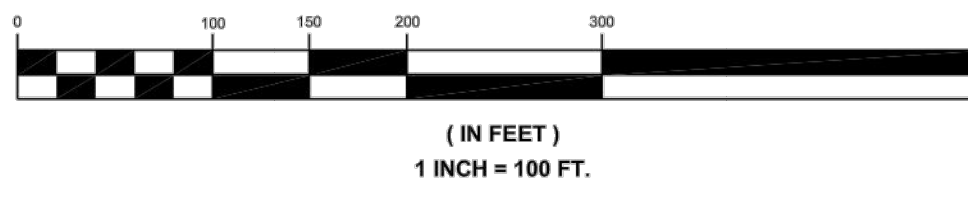
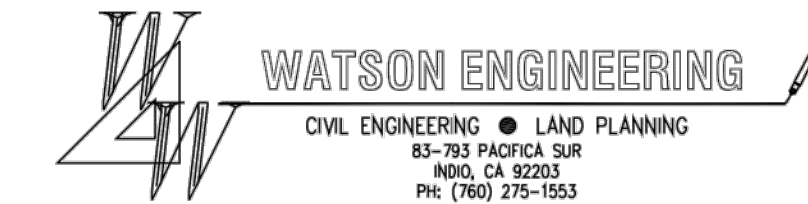
LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21;
THENCE SOUTH, ALONG THE EASTERLY LINE OF THE NORTH HALF OF SAID SECTION, 1333.65 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'A';
THENCE NORTH 88 DEGREES 32'40" WEST, 618.45 FEET;
THENCE SOUTH 88 DEGREES 59' WEST 395.32 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'B';
THENCE SOUTH 31 DEGREES 47' EAST 754 FEET TO A POINT DESIGNATED AS POINT 'C';
THENCE SOUTH 89 DEGREES 32'40" WEST 704.44 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'D';
THENCE SOUTH 00 DEGREES 06'30" EAST 15 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'E';
THENCE SOUTH 89 DEGREES 29'30" WEST 1248 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 99, SAID POINT DESIGNATED HEREIN AS POINT 'F';
THENCE NORTH 44 DEGREES 52'30" WEST 1136.22 FEET;
THENCE NORTH 48 DEGREES 38'30" EAST, ALONG THE CENTER LINE OF A CERTAIN STORM DRAIN CHANNEL, 802.47 FEET, TO THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION;
THENCE NORTH 89 DEGREES 30' EAST, ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION, 2758.98 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COACHELLA VALLEY COUNTY WATER DISTRICT BY DEED RECORDED DECEMBER 18, 1950 AS INSTRUMENT NO. 2158 IN BOOK 1226 PAGE 492 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTE: SAID LEGAL DESCRIPTION WAS APPROVED BY CERTIFICATE OF COMPLIANCE NO. 5097 RECORDED JANUARY 3, 2002 AS INSTRUMENT NO. 02-03344 OF OFFICIAL RECORDS.

PARCEL 2:
A ROAD EASEMENT 10 FEET IN WIDTH LOCATED ON THE NORTH HALF OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTHERLY AND EASTERLY OF AND ADJACENT TO THE LINES DESCRIBED IN PARCEL 1 WHICH LIE BETWEEN POINTS A AND B, B AND C, C AND D, D AND E.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°18'08"	3.00'	4.78'	3.07'
C2	90°00'00"	3.00'	4.71'	3.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°16'00"E	14.50'
L2	N 00°16'00"E	15.30'
L3	N 89°44'00"W	5.50'

UTILITY AGENCIES:
WATER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651
SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651
ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760) 398-5854
TELEPHONE: NONE
GAS: NONE
SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (760) 922-4164

PROJECT FALLS WITHIN: A FEMA MAPPED FLOOD PLAIN, ZONE A & X

PROJECT IS NOT WITHIN: 1. A SPECIFIC PLAN AREA
2. A LIQUIFICATION POTENTIAL AREA
3. A FAULT ZONE

NO.	REVISIONS	APPROVED	DATE

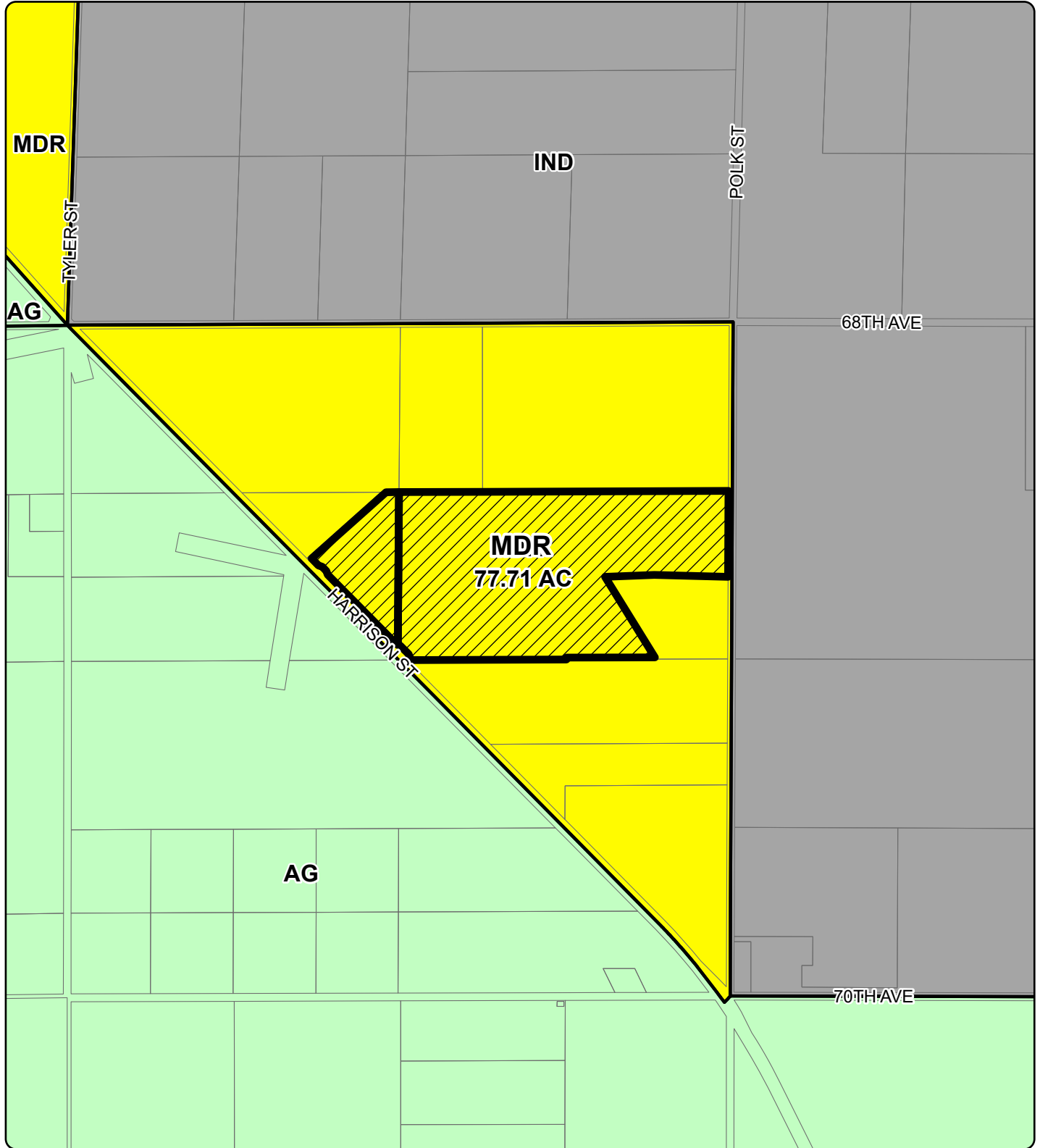
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37979

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

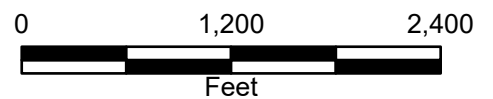
Date Drawn: 7/6/2023
Exhibit 5



Zoning District: Lower Coachella Valley

Author: Adam Grim

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



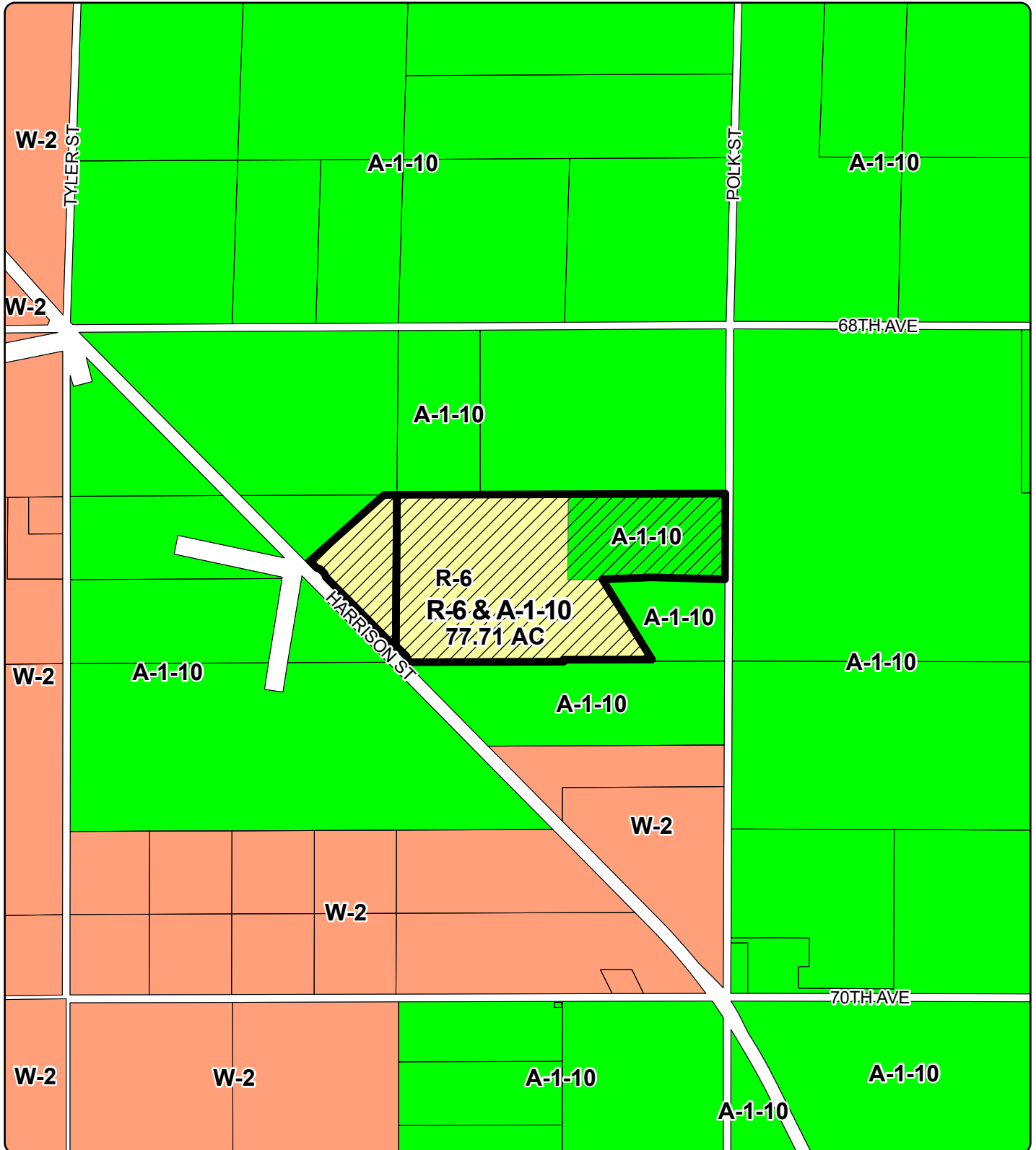
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37979

EXISTING ZONING

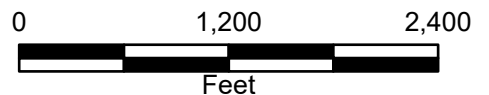
Supervisor: Perez
District 4

Date Drawn: 7/6/2023
Exhibit 2



Zoning District: Lower Coachella Valley

Author: Adam Grim



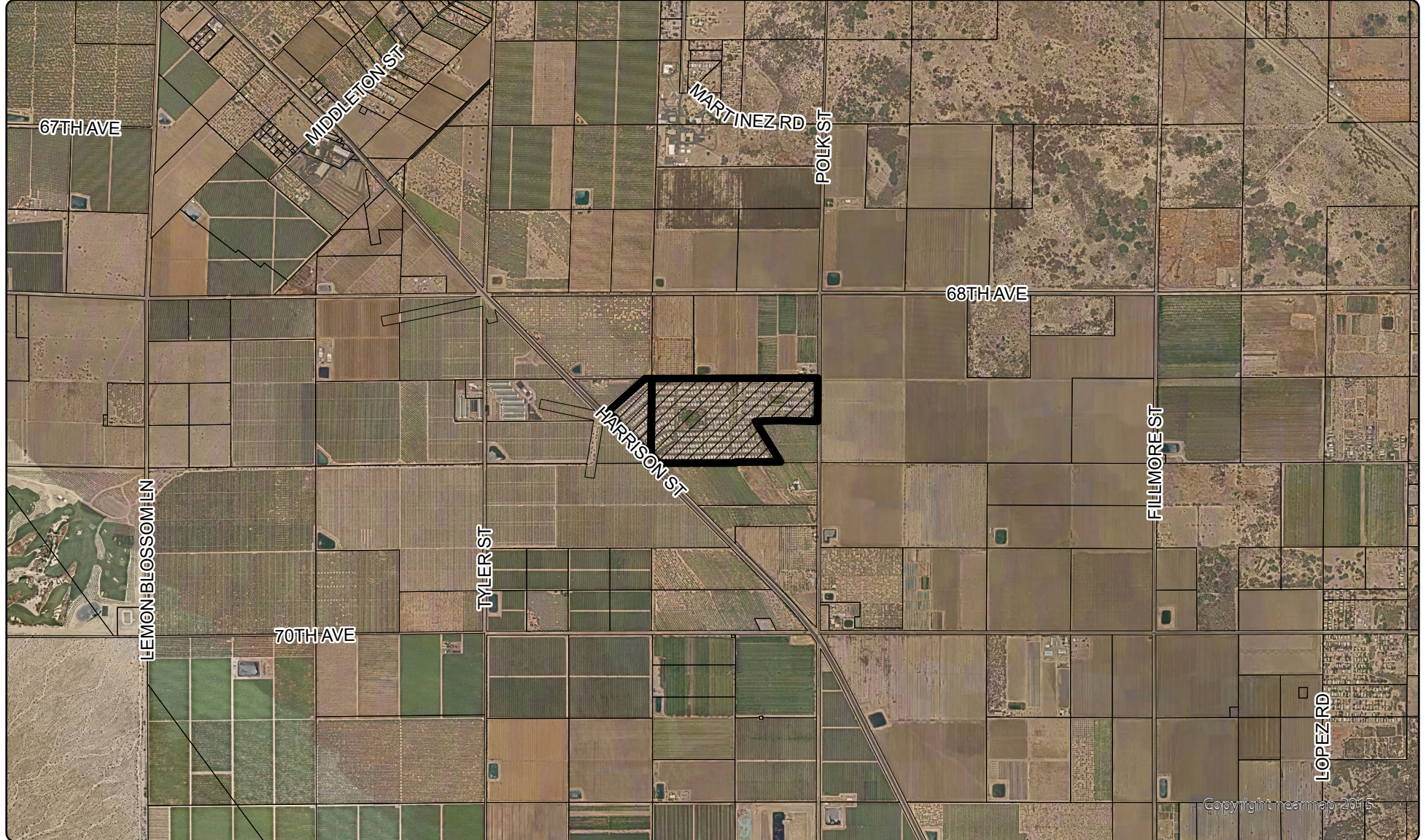
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37979

VICINITY/POLICY AREAS

Supervisor: Perez
District 4

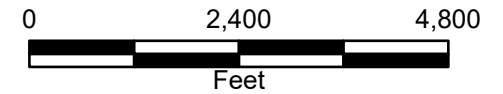
Date Drawn: 7/6/2023
Vicinity Map



Zoning District: Lower Coachella Valley

Author: Adam Grim

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



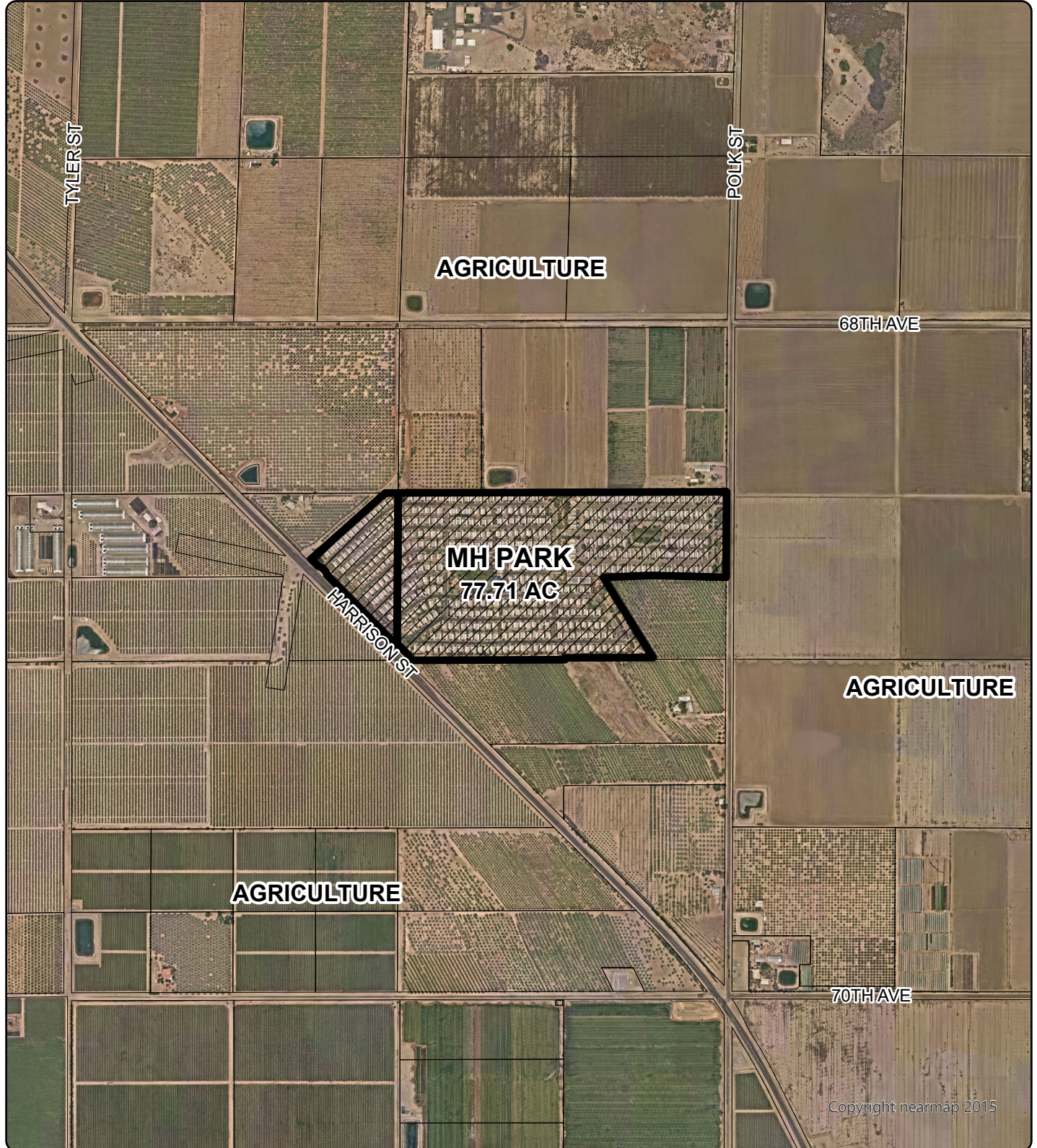
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37979

LAND USE

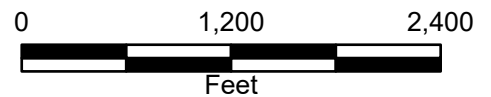
Supervisor: Perez
District 4

Date Drawn: 7/6/2023
Exhibit 1



Zoning District: Lower Coachella Valley

Author: Adam Grim



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



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

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



10/17/23, 3:28 pm

TPM37979

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37979. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37979 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. 37979 is a proposal for a Schedule "J" - Finance and Conveyance Map - for a subdivision of approximately 79.27 gross acres into 3 parcels ranging in size from 19.9 acres to 31.29 acres, respectively for financial and conveyance purposes only; with a waiver of the final map. All improvements are existing.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on approved Exhibit A - TPM37919

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 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 defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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

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

E Health

E Health. 1 DEH - ECP COMMENTS

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

E Health. 2 DEH - LAND USE COMMENTS

PROJECT SUMMARY:

Tentative Parcel Map 37979 is proposing a Schedule "J" subdivision of two parcels totaling 79.6 gross acres with an existing 515 space mobile home park (MHP) into three parcels for finance and conveyance purposes only and does not create any legal building sites per Planning Department.

The existing MHP has been completely built out with all structures containing plumbing connected to Coachella Valley Water District (CVWD) water and sewer service.

Should the map schedule change for the purposes of obtaining permits for development, the project shall require additional review and requirements from the Department of Environmental Health.

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,

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – REQUEST: Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **October 30, 2023**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at: [2023 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/2023-Directors-Hearing-Meetings).

For further information regarding this project, please contact Project Planner Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at [2023 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/2023-Directors-Hearing-Meetings).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date at [2023 Director's Hearing Meetings \(rctlma.org\)](https://www.rivco.org/2023-Directors-Hearing-Meetings).

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Rafael Garcia
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
APN 751-280-018 and 751-280-019

I, Scott Nesor, certify that on
(Print Name)

10/12/2023 the attached property owners list
(Date)

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

Distance Buffered: 1500'

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: Scott Nesor

TITLE/REGISTRATION URPIII

ADDRESS: 4080 Lemon St 12 Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (760) 863-7050

749120014
CARDIEL RIVERA VILLELA
81370 HARRISON ST
THERMAL CA 92274

749100001
CRYSTAL ORGANIC FARMS
P O BOX 81498
BAKERSFIELD CA 93380

749110001
CRYSTAL ORGANIC FARMS
P O BOX 81498
BAKERSFIELD CA 93380

749120001
CRYSTAL ORGANIC FARMS
P O BOX 81498
BAKERSFIELD CA 93380

751220003
ALG RIVERSIDE
RTE 2 BOX 299
DELANO CA 93215

751220004
ALG RIVERSIDE
RTE 2 BOX 299
DELANO CA 93215

751220005
CRYSTAL ORGANIC FARMS
P O BOX 81498
BAKERSFIELD CA 93380

751220007
CRYSTAL ORGANIC FARMS
P O BOX 81498
BAKERSFIELD CA 93380

751280002
KR THERMAL MIDDLETON
11812 SAN VICENTE BLVD STE 510
LOS ANGELES CA 90049

751280004
FELIX CHAC HUNG CHUO
P O BOX 1329
THERMAL CA 92274

751280008
PARAMOUNT CITRUS
5001 CALIFORNIA STE 230
BAKERSFIELD CA 93309

751280009
PARAMOUNT CITRUS
5001 CALIFORNIA STE 230
BAKERSFIELD CA 93309

751280018
DESERT EMPIRE HOMES
68990 HARRISON ST
THERMAL CA 92274

751280019
DESERT EMPIRE HOMES
68990 HARRISON ST SPC 192
THERMAL CA 92274

751290016
FISH THEODORE J III & DONNA BRAMEL FAMILY
69245 POLK ST
THERMAL CA 92274

751280001
PARAMOUNT CITRUS
5001 CALIFORNIA STE 230
BAKERSFIELD CA 93309

751280003
KR THERMAL MIDDLETON
11812 SAN VICENTE BLVD STE 510
LOS ANGELES CA 90049

751280005
JOHN J. GLESS
1449 RAVENSWOOD LN
RIVERSIDE CA 92506

751280006
TERRY JAY STOWELLS
PO BOX 5206
LA QUINTA CA 92248

751280012
FISH THEODORE J
69245 POLK ST
THERMAL CA 92274

751280013
CVCWD
P O BOX 1058
COACHELLA CA 92236

751280015
FISH THEODORE J
69245 POLK ST
THERMAL CA 92274

751290003
FISH THEODORE J III & DONNA BRAMEL FAMILY
69245 POLK ST
THERMAL CA 92274

751290004
FISH THEODORE J III & DONNA BRAMEL FAMILY
69245 POLK ST
THERMAL CA 92274

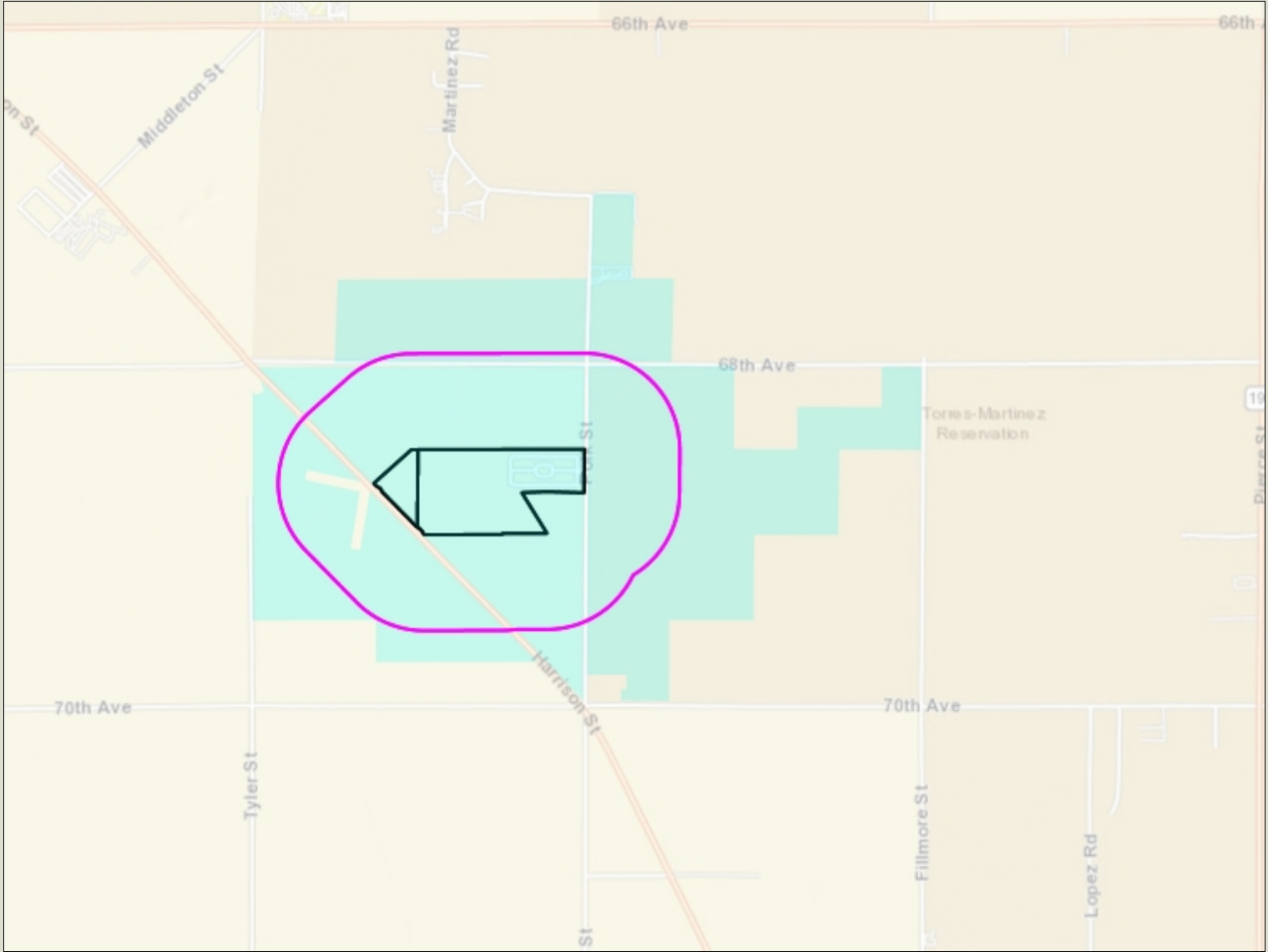
751290012
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93389

751290014
FISH THEODORE J III & DONNA BRAMEL FAMILY
69245 POLK ST
THERMAL CA 92274

751290017
PARAMOUNT CITRUS
5001 CALIFORNIA STE 230
BAKERSFIELD CA 93309

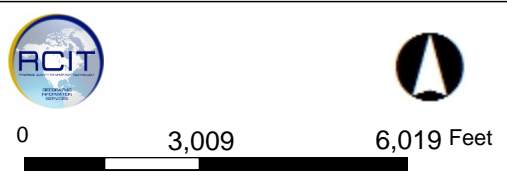
Riverside County GIS Mailing Labels

TPM37979
1500' Radius



- Legend**
- County Boundary
 - Cities
 - World Street Map

Notes
10/12/2023



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... 10/12/2023 2:03:46 PM

© Riverside County RCIT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: TPM37979 / CEQA Exempt Sections 15315

Project Location: APN: 751-280-018 and 751-280-019

Project Description: A proposal for a Schedule "J" subdivision map proposing to subdivide a 79.27 gross acre site into three parcels ranging from 19.9 to 31.29 acres in area. The project is located east of Harrison Street, north of 70th Avenue, west of Polk Street and south of 68th Avenue. APN: 470-290-043

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Desert Empire Home – 68990 Harrison Street, Thermal CA 92274

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption - No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15315 Class 15, Minor Land Divisions
- Statutory Exemption (_____)
- Other: Section 15061 (b)(3)

Reasons why project is exempt:

The proposed division of land falls under Section 15315 (Minor Land Divisions) of the CEQA Guidelines which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous two (2) years. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

Rafael Garcia
County Contact Person

(951) – 955 – 5719
Phone Number

Signature

Principal Planner
Title

11/29/23
Date

TENTATIVE PARCEL MAP 37979 WITH WAIVER OF FINAL MAP

MT. VIEW ESTATES & OASIS GARDENS MOBILE HOME PARKS

PORTION OF THE S 1/2 OF THE NE 1/4 OF SEC. 21, T.7S., R.8E., S.B.B.M.

WATSON ENGINEERING

JUNE, 2022

SCHEDULE "J"

OWNER/APPLICANT/DEVELOPER:

DESERT EMPIRE HOMES, INC.
68-990 HARRISON STREET
THERMAL, CA 92274
CONTACT: MATTHEW MELKESIAN
TELEPHONE (760) 397-0800
matt@desertempire.com

ENGINEER:

WATSON ENGINEERING
83-793 PACIFICA SUR
INDIO, CA 92203
CONTACT: LLOYD W. WATSON
TELEPHONE (760) 275-1553
lwatson@lweng.com

ASSESSOR'S PARCEL NO.:

APN 751-280-018, 751-280-019

GROSS AREA: 79.27 ACRES

NET AREA: 77.59 ACRES

EXISTING ZONE:

A-1-10

PROPOSED ZONE:

A-1-10

EXISTING GP:

MDR

PROPOSED GP:

MDR

FLOOD ZONE:

A FEMA MAPPED FLOOD PLAIN, ZONE A & X

THOMAS BROTHERS:

PAGE 5651 GRID F3 & G3, 2008 EDITION

PARCEL 1: 157 MOBILE HOME SPACES (OASIS GARDENS)

19.90 AC GROSS

19.43 AC NET

PARCEL 2: 217 MOBILE HOME SPACES (MOUNTAIN VIEW ESTATES)

28.08 AC GROSS

27.29 AC NET

PARCEL 3: 181 MOBILE HOME SPACES (MOUNTAIN VIEW ESTATES)

31.29 AC GROSS

30.87 AC NET

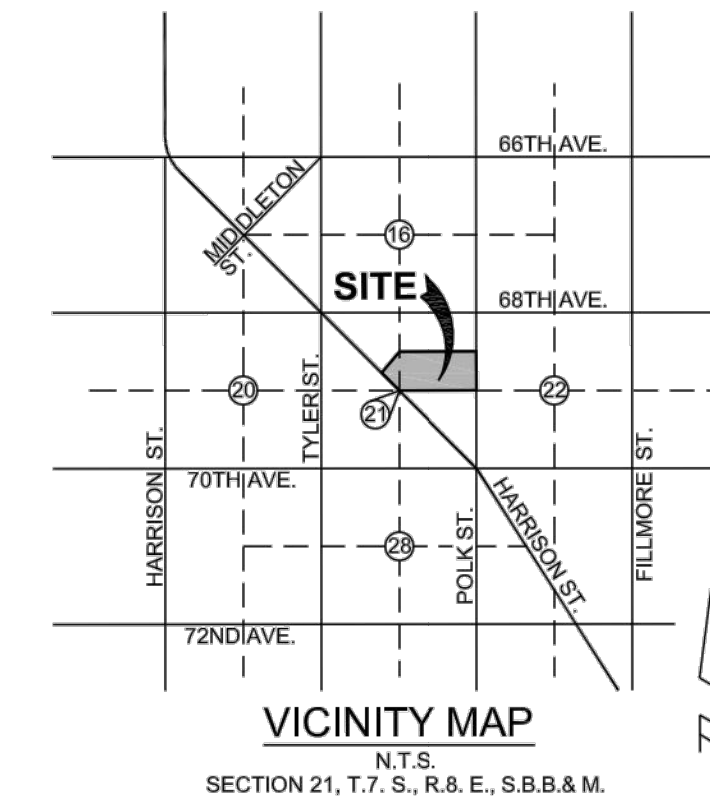
NOTE:

RECIPROCAL EASEMENT SHALL BE GRANTED BETWEEN PARCELS 2 AND 3 FOR ALL INTERNAL PRIVATE ROADWAYS.

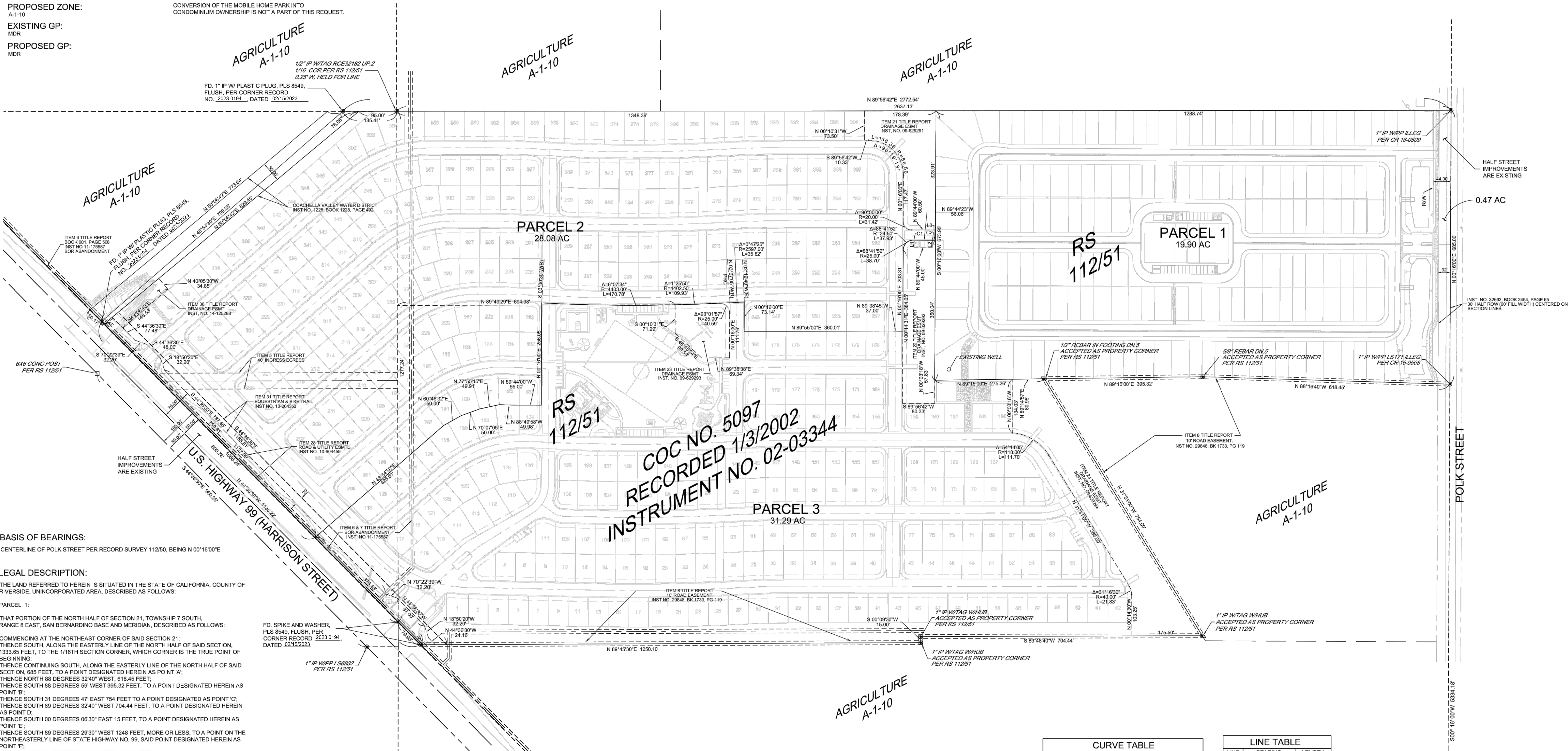
THIS MAP CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PROJECT HAS APPROVED WQMP AND SWPPP.

CONVERSION OF THE MOBILE HOME PARK INTO CONDOMINIUM OWNERSHIP IS NOT A PART OF THIS REQUEST.



FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.



BASIS OF BEARINGS:
CENTERLINE OF POLK STREET PER RECORD SURVEY 112/50, BEING N 00°16'00"E

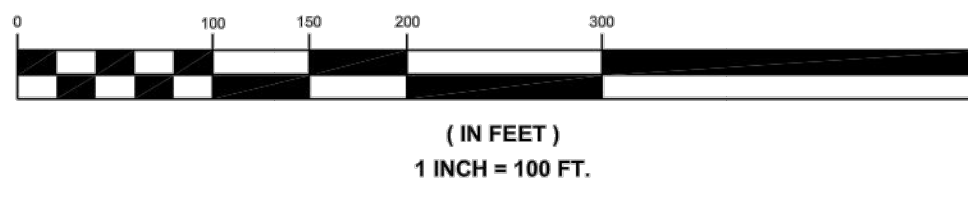
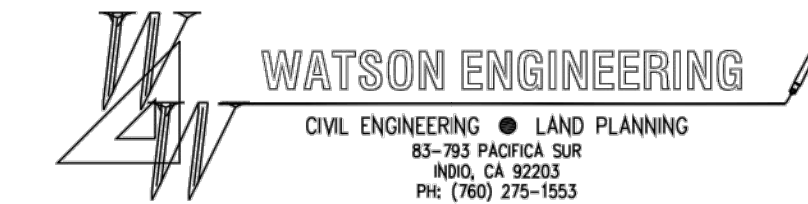
LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21;
THENCE SOUTH, ALONG THE EASTERLY LINE OF THE NORTH HALF OF SAID SECTION, 1333.65 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'A';
THENCE NORTH 88 DEGREES 32'40" WEST, 618.45 FEET;
THENCE SOUTH 88 DEGREES 59' WEST 395.32 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'B';
THENCE SOUTH 31 DEGREES 47' EAST 754 FEET TO A POINT DESIGNATED AS POINT 'C';
THENCE SOUTH 89 DEGREES 32'40" WEST 704.44 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'D';
THENCE SOUTH 00 DEGREES 06'30" EAST 15 FEET, TO A POINT DESIGNATED HEREIN AS POINT 'E';
THENCE SOUTH 89 DEGREES 29'30" WEST 1248 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 99, SAID POINT DESIGNATED HEREIN AS POINT 'F';
THENCE NORTH 44 DEGREES 52'30" WEST 1136.22 FEET;
THENCE NORTH 48 DEGREES 38'30" EAST, ALONG THE CENTER LINE OF A CERTAIN STORM DRAIN CHANNEL, 802.47 FEET, TO THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION;
THENCE NORTH 89 DEGREES 30' EAST, ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION, 2758.98 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COACHELLA VALLEY COUNTY WATER DISTRICT BY DEED RECORDED DECEMBER 18, 1950 AS INSTRUMENT NO. 2158 IN BOOK 1226 PAGE 492 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTE: SAID LEGAL DESCRIPTION WAS APPROVED BY CERTIFICATE OF COMPLIANCE NO. 5097 RECORDED JANUARY 3, 2002 AS INSTRUMENT NO. 02-03344 OF OFFICIAL RECORDS.

PARCEL 2:
A ROAD EASEMENT 10 FEET IN WIDTH LOCATED ON THE NORTH HALF OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTHERLY AND EASTERLY OF AND ADJACENT TO THE LINES DESCRIBED IN PARCEL 1 WHICH LIE BETWEEN POINTS A AND B, B AND C, C AND D, D AND E.



CURVE TABLE					LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	TANGENT	LINE	BEARING	LENGTH
C1	91°18'08"	3.00'	4.78'	3.07'	L1	N 00°16'00"E	14.50'
C2	90°00'00"	3.00'	4.71'	3.00'	L2	N 00°16'00"E	15.30'
					L3	N 89°44'00"W	5.50'

UTILITY AGENCIES:

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(760) 398-5854
TELEPHONE	NONE	
GAS	NONE	
SCHOOL DISTRICT	COACHELLA VALLEY UNIFIED	(760) 922-4164

PROJECT FALLS WITHIN: A FEMA MAPPED FLOOD PLAIN, ZONE A & X
PROJECT IS NOT WITHIN: 1. A SPECIFIC PLAN AREA
2. A LIQUIFICATION POTENTIAL AREA
3. A FAULT ZONE

NO.	REVISIONS	APPROVED	DATE