

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



ITEM: 1.3
(ID # 24402)

MEETING DATE:
Tuesday, March 19, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38105 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) - Applicant: Wendy Luke – Engineer/Representative: Rod Arsalan – First Supervisorial District – Good Hope Area – Mead Valley Area Plan: Rural Community: Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: North of Lopez Street, east of Marshall Street, west of Cowie Street, and south of San Jacinto Avenue – 2.26 Gross Acres - Zoning: Rural Residential (RR) - REQUEST: Tentative Parcel Map No. 38105 is a Schedule “H” subdivision of 2.26 acres into 2 lots - APN(s): 325-130-001. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Receive and File** the Notice of Decision for the above referenced case acted on by the Director’s Hearing Officer on February 5, 2024.

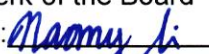
ACTION:Consent


John Hildebrand, Planning Director 3/12/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: March 19, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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| 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:

Summary

Tentative Parcel Map No. 38105 is a proposal for a Schedule "H" subdivision of 2.49 gross acre lot into two residential lots. Parcel 1 would be 1.35 gross acres and Parcel 2 would be 1.14 gross acres, respectively. The property consists of an existing residence on Parcel 1.

The "project" was approved by the Planning Director on February 5, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive any phone calls or emails of concern. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Approval Letter & Staff Report
- B. Map Exhibits
- C. GIS Exhibits
- D. Conditions of Approval
- E. ALUC Approval Letter
- F. Labels, Radius Map, Certification

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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G. Notice of Exemption



Jason Farin, Principal Management Analyst 3/12/2024



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

February 28, 2024

Wendy Luke
23136 Marshall St.
Perris, CA 92570

Cc:
Rod Arsalan
750 S. Lincoln Ave.
Corona, CA 92882

RE: TENTATIVE PARCEL MAP NO. 38105

On February 5th, 2024, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

A public notice for a Director's Hearing was sent via letters and a news agency advertisement. Therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this project will be based upon the date of approval of the Director's Hearing.

Receive and File of Tentative Parcel Map No. 38105 went to the Board of Supervisors on March 19, 2024.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Blanca Bernardino, Project Planner

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3

(ID # 24019)

MEETING DATE:

Monday, February 05, 2024

SUBJECT: TENTATIVE PARCEL MAP NO. 38105 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) - Applicant: Wendy Luke – Engineer/Representative: Rod Arsalan – First Supervisorial District – Good Hope Area – Mead Valley Area Plan: Rural Community: Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: North of Lopez Street, east of Marshall Street, west of Cowie Street, and south of San Jacinto Avenue – 2.26 Gross Acres - Zoning: Rural Residential (RR) - REQUEST: Tentative Parcel Map No. 38105 is a Schedule “H” subdivision of 2.26 acres into 2 lots - APN(s): 325-130-001. Project Planner: Blanca Bernardino at 951-955-6053 or email at bbernardino@rivco.org.

PROPOSED PROJECT

| | |
|-------------------------|-------------------|
| Case Number(s): | TPM38105 |
| Environmental Type: | Exemption |
| Area Plan No. | Mead Valley |
| Zoning Area/District: | Good Hope Area |
| Supervisorial District: | First District |
| Project Planner: | Blanca Bernardino |
| Project APN(s): | 325-130-001 |
| Continued From: | |



John Hildebrand, Planning Director 1/29/2024

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38105 is a proposal for a Schedule “H” subdivision of 2.49 gross acre lot into two residential lots. Parcel 1 would be 1.35 gross acres and Parcel 2 would be 1.14 gross acres, respectively. The property consists of an existing residence on Parcel 1.

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

The Project site is within the Mead Valley Area Plan. The Project is located North of Lopez Street, west of Cowie Ave, south of San Jacinto Avenue, and east of Marshall Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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THAT THE PLANNING COMMISSION RECOMMENDS THAT THE 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) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 38105, 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:

| | |
|---|--|
| Existing General Plan Foundation Component: | Rural Community |
| Existing General Plan Land Use Designation: | Very Low Density Residential (RC-VLDR) |
| Surrounding General Plan Land Uses | |
| North: | Very Low Density Residential (RC-VLDR) |
| East: | Very Low Density Residential (RC-VLDR) |
| South: | Very Low Density Residential (RC-VLDR) |
| West: | Very Low Density Residential (RC-VLDR) |
| Existing Zoning Classification: | Rural Residential (R-R) |
| Surrounding Zoning Classifications | |
| North: | Rural Residential (R-R) |
| East: | Rural Residential (R-R) |
| South: | Rural Residential (R-R) |
| West: | Rural Residential (R-R) |
| Existing Use: | Residential |
| Surrounding Uses | |
| North: | Residential |
| South: | Residential |
| East: | Residential |
| West: | Residential |

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Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--|---------------------------------------|
| Project Site (Acres): | 2.49 gross acres | ½ acre |
| Existing Building Area (SQFT): | 732 square feet on Parcel 1 | N/A |
| Proposed Minimum Lot Size: | Parcel 1: 1.35 gross acres Parcel 2: 1.14 gross acres | ½ acre |
| Total Proposed Number of Lots: | 2 | |
| Map Schedule: | Schedule "H" | |

Located Within:

| | |
|--|---|
| City's Sphere of Influence: | Yes – City of Perris |
| Community Service Area ("CSA"): | Yes – CSA 70 (Perris/Wagon Wheel St Lighting, Road Maintenance) |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | No |
| Subsidence Area: | No |
| Fault Zone: | No |
| Fire Zone: | Yes – Very High |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| WRCMSHCP Criteria Cell: | Yes – 3057 |
| CVMSHCP Conservation Boundary: | No |
| Stephens Kangaroo Rat ("SKR") Fee Area: | Yes – Inside SKR Fee Area |
| Airport Influence Area ("AIA"): | Yes – March Air Base – Zone E |

PROJECT LOCATION MAP

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PROJECT BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 38105

On February 19, 2021, the applicant, Rod Arsalan representing property owner Wendy Luke, submitted Tentative Parcel Map No. 38105 (TPM38105) to the County of Riverside for consideration. The application proposes the subdivision of a 2.49 gross acre lot into two parcels. Parcel 1 is proposed to be 1.35 gross acres and Parcel 2 is proposed to be 1.14 gross acres.

The subject site is currently improved with a single-family residential dwelling on the proposed Parcel 1. The 732 square-foot primary dwelling unit was permitted and constructed in 2019. The lot was first improved with a single-family residence back in 1972 with 020393 (M/H Site Prep) and 025362 (MH Set up). In 2010, the single-family residence was replaced with a new mobile home with 2 separate permits that include the mobile home site prep (BMR100386), and installation (BMR100453).

General Plan:

The Project site has a General Foundation of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The Very Low-Density Residential land use designation allows a single-family residence per acre, as well as limited animal-keeping and agricultural activities. Neighborhood-serving small-scale commercial uses that are compatible

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with the surrounding uses are allowed. The density range is from 1 dwelling unit per acre. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would be at least 1 gross acre and support one single family residence, thus within the density range for the VLDR land use designation. Therefore, the proposed map is consistent with General Plan.

Zoning and Development Standards:

Future proposed single-family residences are allowed by right and will require Building & Safety permits. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the R-R Zone Classification.

Schedule "H" Subdivision

The proposed Project would be a Schedule "H" parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been conditioned to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with the Schedule "H" division as described in the Entitlement Section below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of 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

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and services to the site.

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

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

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption). The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the zone classification of 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

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standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

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

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Foundation of Rural Community and a General Plan Land Use of Very Low Density Residential. The Very Low-Density Residential land use designation allows one single family residence per one acre, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The density range is from 1 dwelling unit per acre. The proposed map is consistent with the General Plan as it will subdivide an existing 2.49-gross acre parcel into two single-family residential lots sized 1.35 gross acres and 1.14 gross acres. Therefore, the proposed map is consistent with General Plan.

Furthermore, the design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a “unique community identity” which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General

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Plan. The project site is not located within a Specific Plan. Therefore, the proposed project meets this requirement.

2. The project site has a Zoning Classification of Rural Residential (R-R), which is consistent with the Riverside County General Plan. Tentative Parcel Map No. 38105 proposed to subdivide approximately 2.49 gross acres into two parcels of one acre or more in size which is consistent with the R-R zone. Additionally, the subject site will comply with the development standards of the R-R zoning classification.

Entitlement Findings:

Tentative Parcel No. 38105 is a proposal to subdivide 2.49 gross acres into 2 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. *The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because it meets the density requirements, the lot depth and width requirements, and has no improvements proposed at this time, as described in the General Plan Findings Section above.*
2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The proposed subdivision of the subject site would meet the density and development standards of the RC-VLDR land use and the 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

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environmental damage or injury to wildlife and their habitat would occur as a result of approval.

4. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* The Project is proposing a subdivision that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the project.

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

 - b. Other Improvements. Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots. In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code,

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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.
 - d. Agricultural Lands. The subject site is not located within an agricultural preserve. The land is zoned R-R; however, it is not 5 acres in size or larger. Thus, it is not identified in the Riverside County Comprehensive General Plan as important farmland. As such, the Project is not exempt from all improvement requirements specified within this section.
 - e. Exceptions. The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
6. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.*

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 ½ acre, a minimum width of 80 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.35 gross acres, with a 178-foot width and 289-foot depth. Parcel 2 would be approximately 1.14 gross acres, with an approximately 151-foot width and 298-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings:

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

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1. Lot Size. The R-R zone requires a minimum lot size of ½ acre, a minimum width of 80 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.35 gross acres, with a 178-foot width and 289-foot depth. Parcel 2 would be approximately 1.14 gross acres, with an approximately 151-foot width and 298-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.
2. 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 proposes a manufactured home on Parcel 1, which may be permitted under a separate permit with the Building & Safety department. The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 8) to not have a residential dwelling exceed 40 feet in height or accessory building or structure to exceed 50 feet in height per the R-R zoning classification. Therefore, the Project complies with this standard.
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. Upon the approval of the subdivision, each lot will have the capacity for a residential dwelling on the site with a driveway access from Mack St. 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 located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, about 40 feet in width of the property. Therefore, no HANS review will be required as the County has made the decision that due to mapping error, the parcel is not in a Criteria Cell. The parcel does not need to go through the HANS process.
2. The project site is located within the Perris Sphere of Influence. This project was provided to City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within an Airport Influence Area (AIA) boundary of March Air Reserve Base, Zone E 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 October 18, 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.Gen-ALUC).

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

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- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The Riverside County Fire Department Station 9 is located within 2.8 mile east 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.

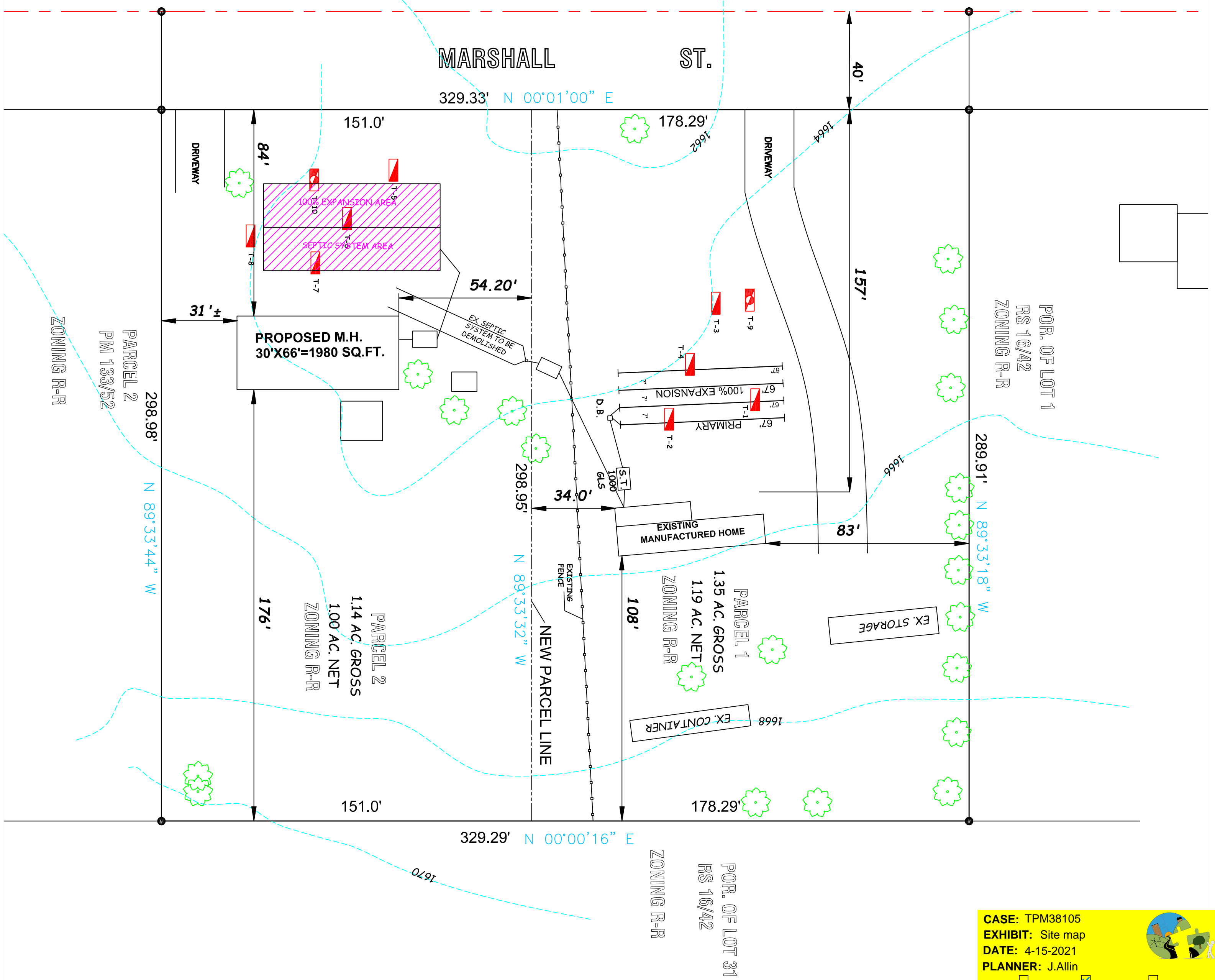
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the 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.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

Aaron Gettis
Aaron Gettis, Deputy County Counsel 1/30/2024

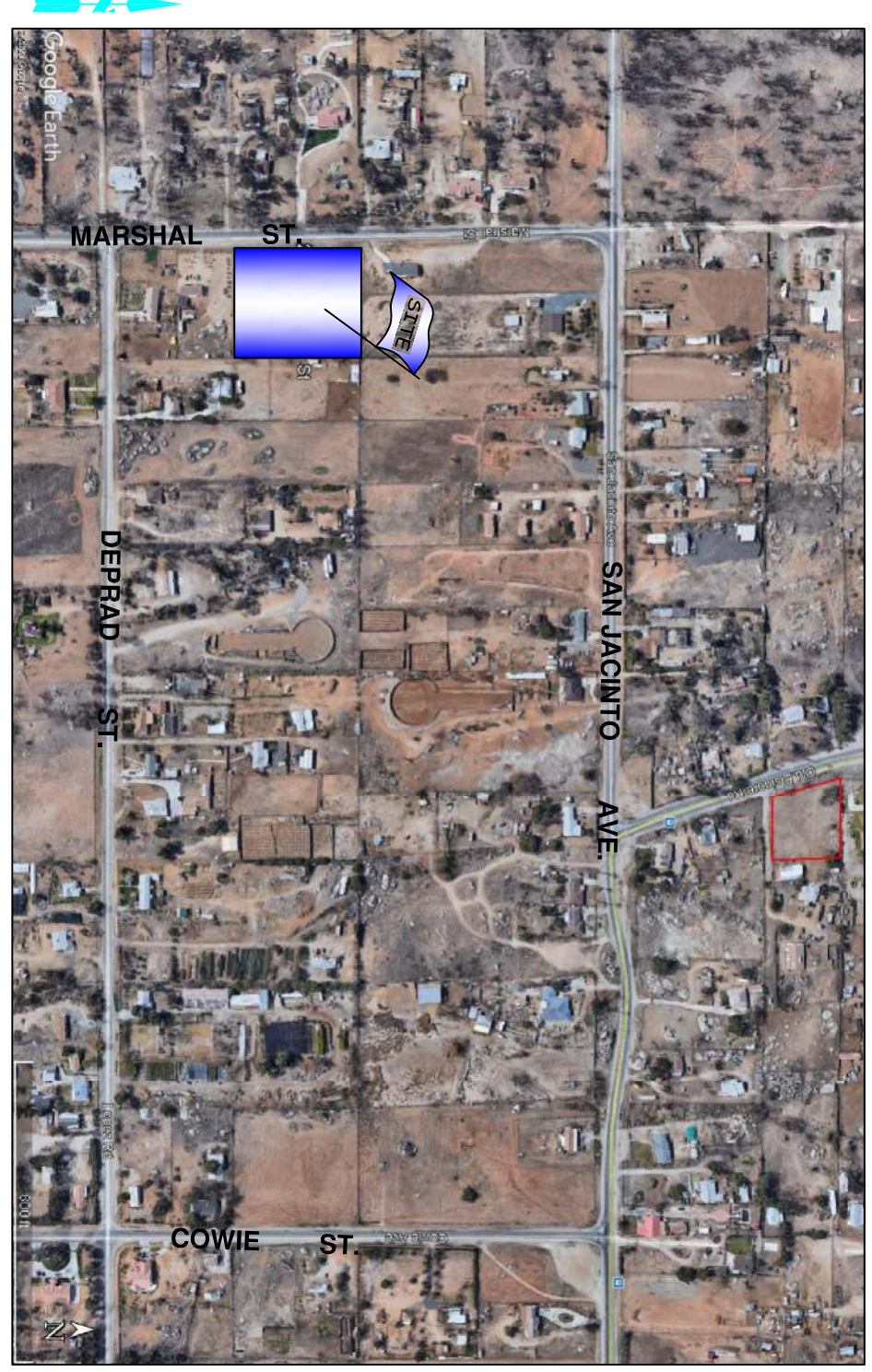
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38105
 BEING A DIVISION OF THE NORTHWEST 1/4, SECTION 35, T4S, R4W, S.B.M.
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 DECEMBER 2020



CASE: TPM38105
 EXHIBIT: Site map
 DATE: 4-15-2021
 PLANNER: J. Allin

Maping Comment Agenda Final

- LEGEND**
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
 - PURPLE = PLANNING DEPARTMENT COMMENTS
 - GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
 - BLUE = FLOOD CONTROL DISTRICT COMMENTS
 - LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
 - RED = FIRE DEPARTMENT COMMENTS
 - YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
 - LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
 - ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



PROPERTY DATA:
 PARCEL : 2.48ACRES GROSS
 2.20 ACRES NET

UTILITY SERVICES:
 THE GAS COMPANY
 SOUTHERN CALIFORNIA GAS CO.
 1-800-427-2200

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 1-800-864-8123

WATER:
 EMDWD

SEWER:
 ONSITE SEPTIC SYSTEM

CABLE COMPANY:
 VERIZON

TRASH:
 CRRK
 1-800-755-8112

SCHOOL/DISTRICT:
 PERRIS UNIFIED
 951-943-6399

TELEPHONE COMPANY:
 VERIZON
 1-800-483-5000

LAND USE: R-CALDR
EXISTING ZONING: R-R
NEW ZONING: R-R
RESIDENTIAL
 MINIMUM DEPTH: 150 FEET
 MINIMUM PARCEL WIDTH: 100 FEET
 MINIMUM SIZE: 20,000 SQ. FT.

SETBACKS:
 FRONT : 20 FL.
 SIDE (EACH) : 10 FL.
 STREET SIDE: 20 FL.
 REAR : 20 FL.
 MAX. PARCEL COVERAGE: 50%
 MAX. HEIGHT LIMIT: 40 FL.

ASSESSOR PARCEL NO.:
 325-130-001, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
 PORTION 30' OF THE NORTHWEST 1/4 OF SECTION 35, T4S, R4W, S.B.M., PAGES 42, RECORD OFFICE OF RIVERSIDE COUNTY, CALIFORNIA

TOWNSHIP / RANGE:
 T4S, R4W, SEC. 35

FEMA FLOOD PLAIN:
 MAY BE REQUIRED

FAULT ZONE:
 NOT WITHIN A 1/2"

LIQUEFACTION POTENTIAL: NOT

WATERSHED: SAN JACINTO VALLEY

PALEONTOLOGICAL SENSITIVITY:
 LOW POTENTIAL

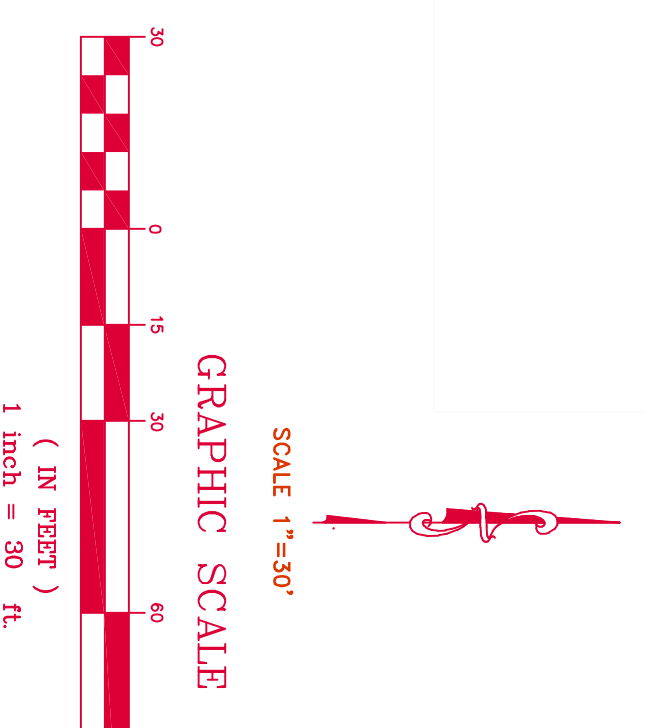
FIRE AREA:
 VERY HIGH

BASIS OF BEARINGS:
 CENTER LINE OF MARSHALL ST.
 RECORDED PM 133952
 N. 00° 01' 00" E
 N. 00° 01' 00" E

SURGE OF TOPO:
 RIVERSIDE COUNTY FLOOD CONTROL
 SCALE: 1"=200'

BENCHMARK:
 Z 8356
 1" IP WILLIGIBLE PLUG, FLUSH
 PT. 107
 E. 6.248, 128.53
 N. 2.231, 351.76
 GPS EL. 1,687.75

NOTE:
 THE AREA SHOWN IN WHERE THE SEPTIC SYSTEM / SEPTIC TANK, LEACH LINES, AND 100% EXPANSION LINES) WILL ALL BE CONTAINED WITHIN THAT SPACE.



OWNER:
 WENDY TUCKER LUKE
 205 S. BROOKWAY STE 906
 LOS ANGELES, CA 90012
 310-773-2116

ASSESSOR PARCEL NO.:
 325-130-001, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
 AC ENGINEERING GROUP, INC.
 UNDER DIRECTION OF:
 MOKSUDUR RAHMAN P.E. RCE # 82633 EXP. 6-30-2022
 750 S. LINCOLN AVE. # 104-167
 CORONA, CA 92882
 951-272-8181 FAX: 951-272-8794
 DATE OF PREPARATION: 12-27-2020

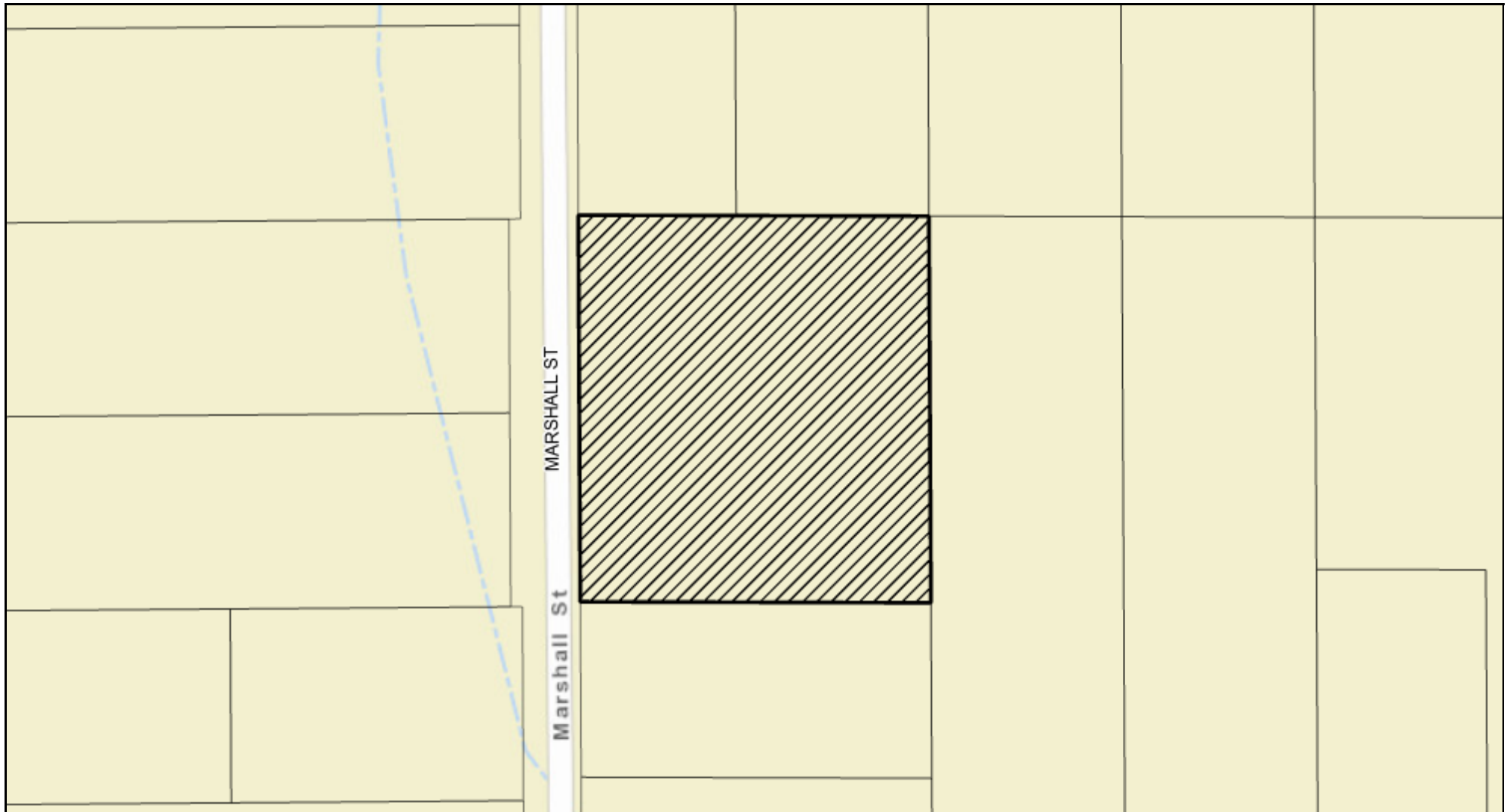
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38105

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES
District: 1

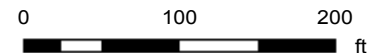
Date Drawn: 01/25/2024
Exhibit: VICINITY MAP



Zoning District: GOOD HOPE AREA

Author: TPM38105

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.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38105

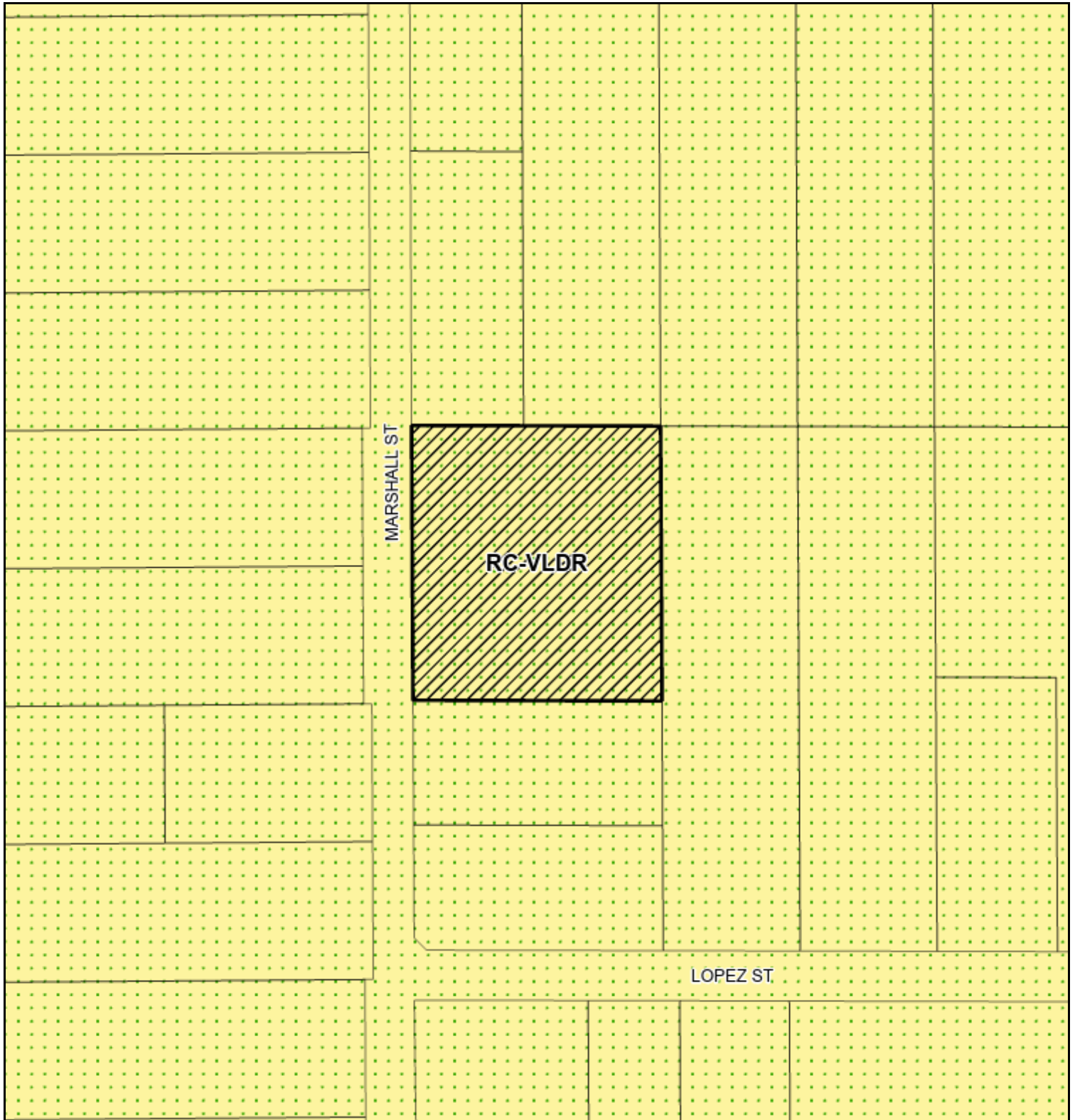
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

Date Drawn: 01/25/2024

District: 1

Exhibit: GENERAL PLAN

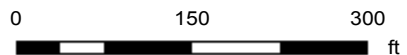


Zoning Area: GOOD HOPE AREA

Author: TPM38105



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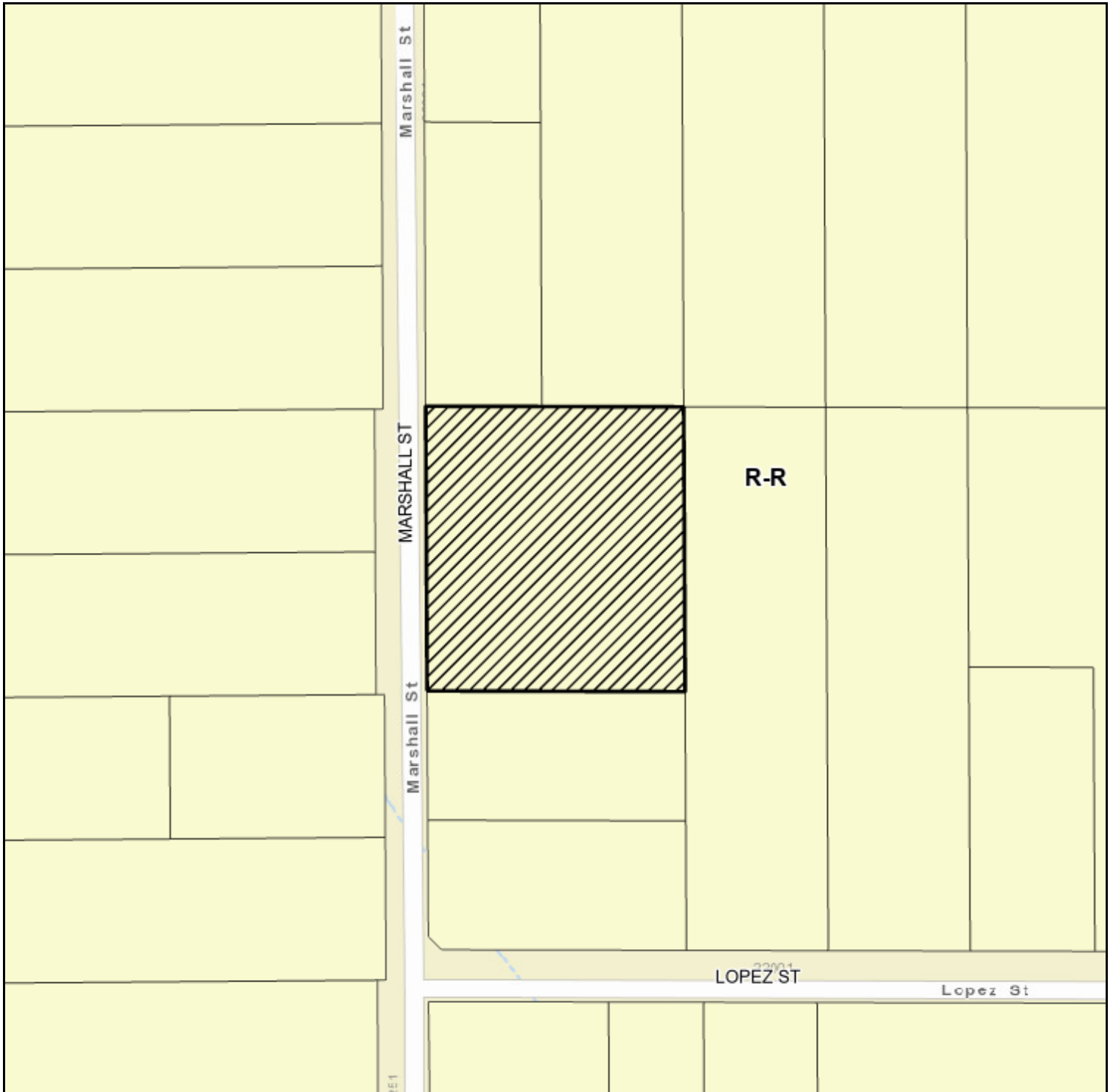


RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: KEVIN JEFFRIES
District: 1

TPM38105
EXISTING ZONING

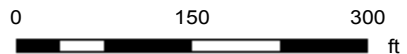
Date Drawn: 01/25/2024
Exhibit: ZONING MAP



Zoning Area: GOOD HOPE AREA

Author: TPM38105

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38105

LAND USE

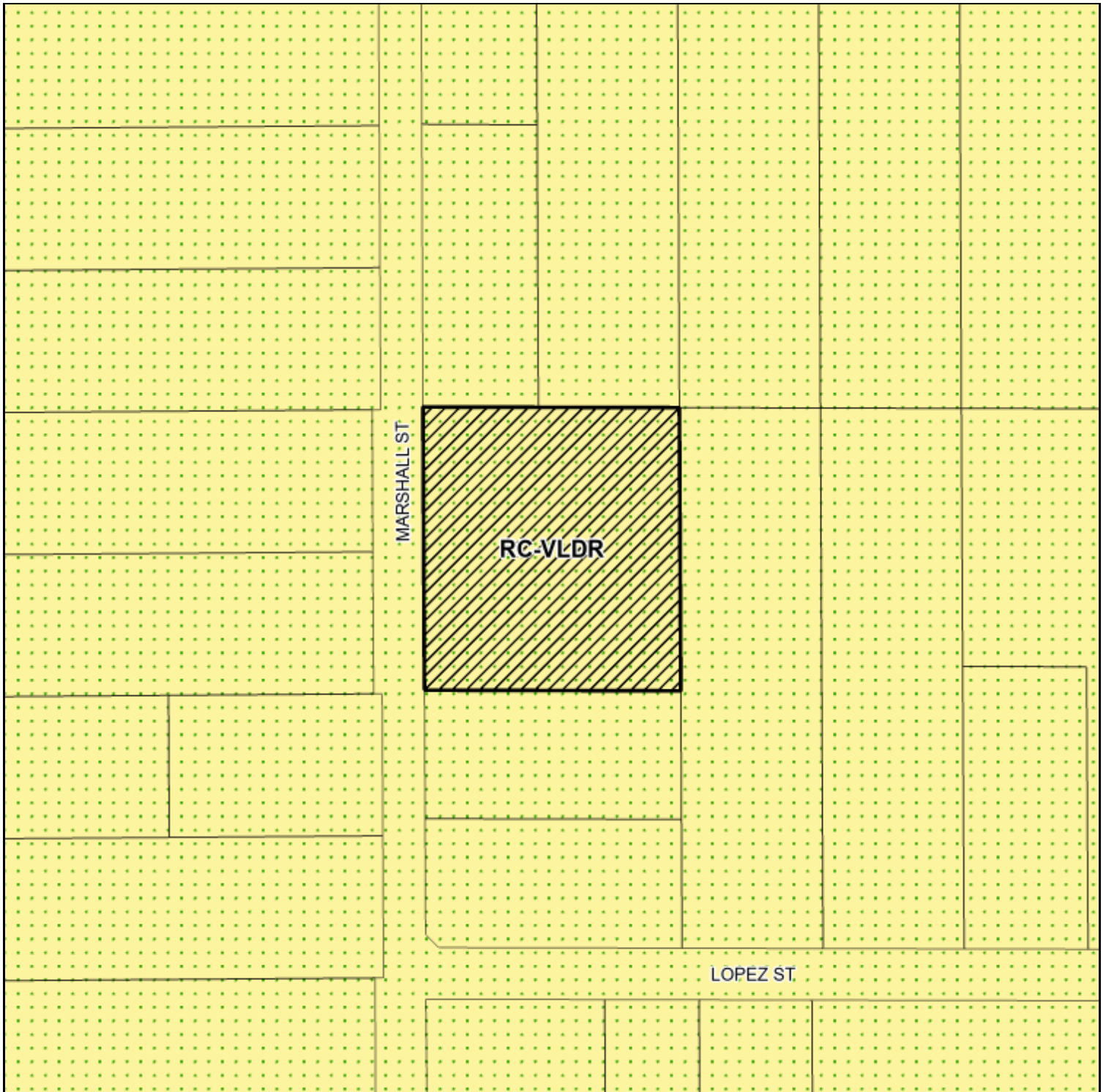
Supervisor: KEVIN JEFFRIES

District: 1

Date Drawn: 01/25/2024

Exhibit: LAND USE

MAP

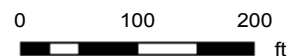


Zoning District: GOOD HOPE AREA

Author: TPM38105



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

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



01/31/24, 12:39 pm

TPM38105

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38105. 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 Plan Tentative Parcel Map No. 38105 (TPM38105) 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.

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38105 is a proposal for a Schedule "H" subdivision of 2.49 gross acre lot into two residential lots that are 1.35 gross acres and 1.14 gross acres, respectively. The property consists of an existing residence.

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

Advisory Notification. 3 AND - Design Guidelines

- Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines & Standards
 2. 1st District Design Guidelines

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Parcel Map No. 38105 (TPM38105) EXHIBIT A - SITE PLAN

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 Native Americans
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {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. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - 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}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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)

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

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 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

E Health

E Health. 1 DEH-ECP Comment

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, Riverside County Department of Environmental Health – Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project.

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

Fire

Fire. 1 Gen - Custom

HFA-Very high Fire-SRA

Comments: High Fire Area-SRA Very High - Show driveway as it extends all the way to the proposed structure. Indicate the width, grade and composition of the driveway. Show all existing or proposed fire hydrants or tank/well for firefighting purposes. 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

1/31/2024 Updated for Director’s Hearing due to change in Ordinance 458 adopted 100-year mapped floodplain limits.

4/15/2021 – Initial Flood Hazard Report

Tentative Parcel Map (PM) 38105 is a proposal for a Schedule H subdivision of 2.26 acres into two residential lots in the Good Hope area with minimum lot size of 1.14 acre. The site is located adjacent to the Marshall St., north of Lopez Rd. and south of San Jacinto Ave.

The topography in this area is generally a northwest-to-southeasterly slope. Based on FIRM Map Panels (2008) 06065C1420G, the parcel is located in a FEMA Zone D, which indicates there is a risk of flooding with unknown level of the risk. Per the Riverside County Ordinance 458, the western portion of the site is near the Good Hope Special Study 100-year mapped floodplain and therefore the study result shows the parcel is on the fringe of the flood hazard area and with flood depth within the parcel near western boundary over

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood Hazard Report (cont.)**

0.5ft during a 100-year flood event. The parcel still has an adequate space for a residential development. A storm of unusual magnitude could cause some damage.

Currently, there is no existing District facility in this area. To alleviate the flood hazard and protect the site from the offsite runoff, the District proposed Good Hope MDP Line B (660cfs) will need to be constructed. The upstream terminus of the Line B is located near the northwest corner of San Jacinto Ave and Marshall St., and the facility ends approximately 1350ft east of the site. A portion of the Line B intersects the northeast corner of the project site however, the MDP Line B alignment may be revised in the future based upon the results of the Good Hope Special Study.

The District has reviewed the submitted Tentative Parcel Map 38105 dated Dec. 2020. Updates on 1/31/202 have been made due to the change in the Ordinance 458 adopted 100-year mapped floodplain limits.

The submitted parcel map shows that a 1980 Sq Ft manufactured home is proposed on the southern parcel, Parcel 2. Please note, due to the proximity of the structure near the Good Hope Special Study floodplain fringe, a storm of an unusual magnitude could cause some damage.

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

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

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

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

Any questions pertaining to this project can be directed to Amy McNeill at 951.955.1214 or ammcneil@rivco.org

Planning

Planning. 1 **90 DAYS TO PROTEST**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 90 DAYS TO PROTEST (cont.)

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.

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

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 July 12, 2021 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 ALUC Conditions (cont.)

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.

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

Planning. 3 FEE BALANCE

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

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

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.

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

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. 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.

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

Planning. 6 Zoning Standards

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

Zoning Standards (cont.)

Comments: INEFFECT TPM38105 10/26/2023 BBERNARDINO

Planning-CUL

Planning-CUL. 1

Human Remains

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

Planning-CUL. 2

Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Transportation

Transportation. 1

TRANSPORTATION GENERAL CONDITIONS

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 TRANSPORTATION GENERAL CONDITIONS (cont.)

- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- 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.

Waste Resources

Waste Resources. 1 015 - Advisory Notices

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
 - The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: TPM38105

Parcel: 325130001

50. Prior To Map Recordation

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 ECS Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 FEE BALANCE Not Satisfied

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

050 - Planning. 4 Planning - Map - Final Map Preparer Not Satisfied

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

050 - Planning. 5 QUIMBY FEES Not Satisfied

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

Survey

050 - Survey. 1 FINAL MAP Not Satisfied

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

- Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit

Plan: TPM38105

Parcel: 325130001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Fee Balance (cont.) Not Satisfied
based fees for the TENTATIVE MAP are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.49 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing and grubbing, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The

Plan: TPM38105

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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

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

Transportation

060 - Transportation. 1 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, 2 sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

80. Prior To Building Permit Issuance

BS-Grade

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

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

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 Mountated 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.

Plan: TPM38105

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Roof Mountated Equipment (cont.) Not Satisfied

080 - Planning. 3 School Mitigation Not Satisfied

Impacts to the Perris Elementary & Perris Union High 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 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 including relocating gate and fences, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

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

Planning

090 - Planning. 1 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.

090 - Planning. 2 Planning - Ord. 810 WRMSHCP Not Satisfied

Plan: TPM38105

Parcel: 325130001

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Planning - Ord. 810 WRMSHCP (cont.) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 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 Planning - SKR Fee Condition Not Satisfied

Prior to the final of a building permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.49 acres (gross) and/or residential development, with any lot/parcel over a 1/2 acres (0.50) or more being a flat fee, in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 QUIMBY FEES 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.

Transportation

090 - Transportation. 1 RELOCATE GATE AND FENCES Not Satisfied

Plan: TPM38105

Parcel: 325130001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RELOCATE GATE AND FENCES (cont.) Not Satisfied

1. Gates to be relocated and installed 55' from the Marshall Street centerline.

2. Fences and all structures encroaching a public right-of-way shall be relocated outside the road right-of-way of Marshall Street.

090 - Transportation. 2 TUMF FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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

October 18, 2021

Mr. Jason Allin, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th 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

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Jackie Vega
Barbara Santos

File No.: ZAP1495MA21
Related File No.: TPM38105 (Tentative Parcel Map)
APN: 325-130-001
Airport Zone: Compatibility Zone E

Dear Mr. Allin:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM381052 (Tentative Parcel Map), a proposal to divide 2.49 acres into 2 parcels located at 23136 Marshall Street, northerly of Lopez Street and southerly of San Jacinto Avenue.

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 17,670 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 1,589 feet AMSL. The project site elevation is 1,656 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:

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

www.rcaluc.org

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 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

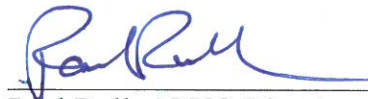
stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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: Rod Arsalan (applicant/representative)
Wendy Tucker Luke (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

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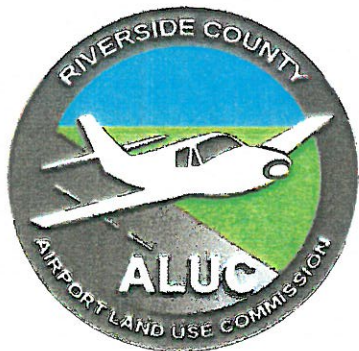
NOTICE OF AIRPORT IN VICINITY

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

NOTICE

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

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

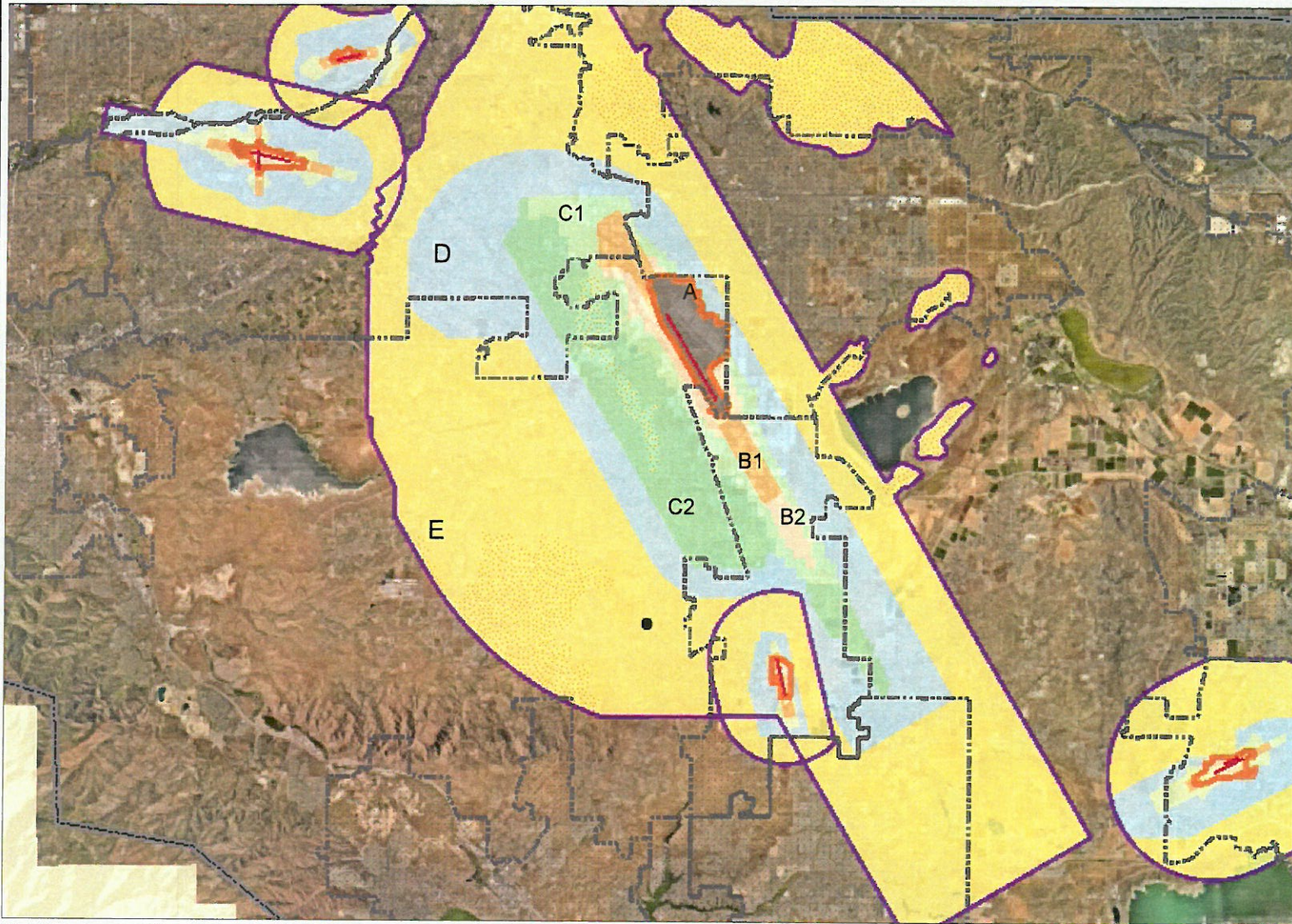


IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

Map My County Map



Legend

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



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

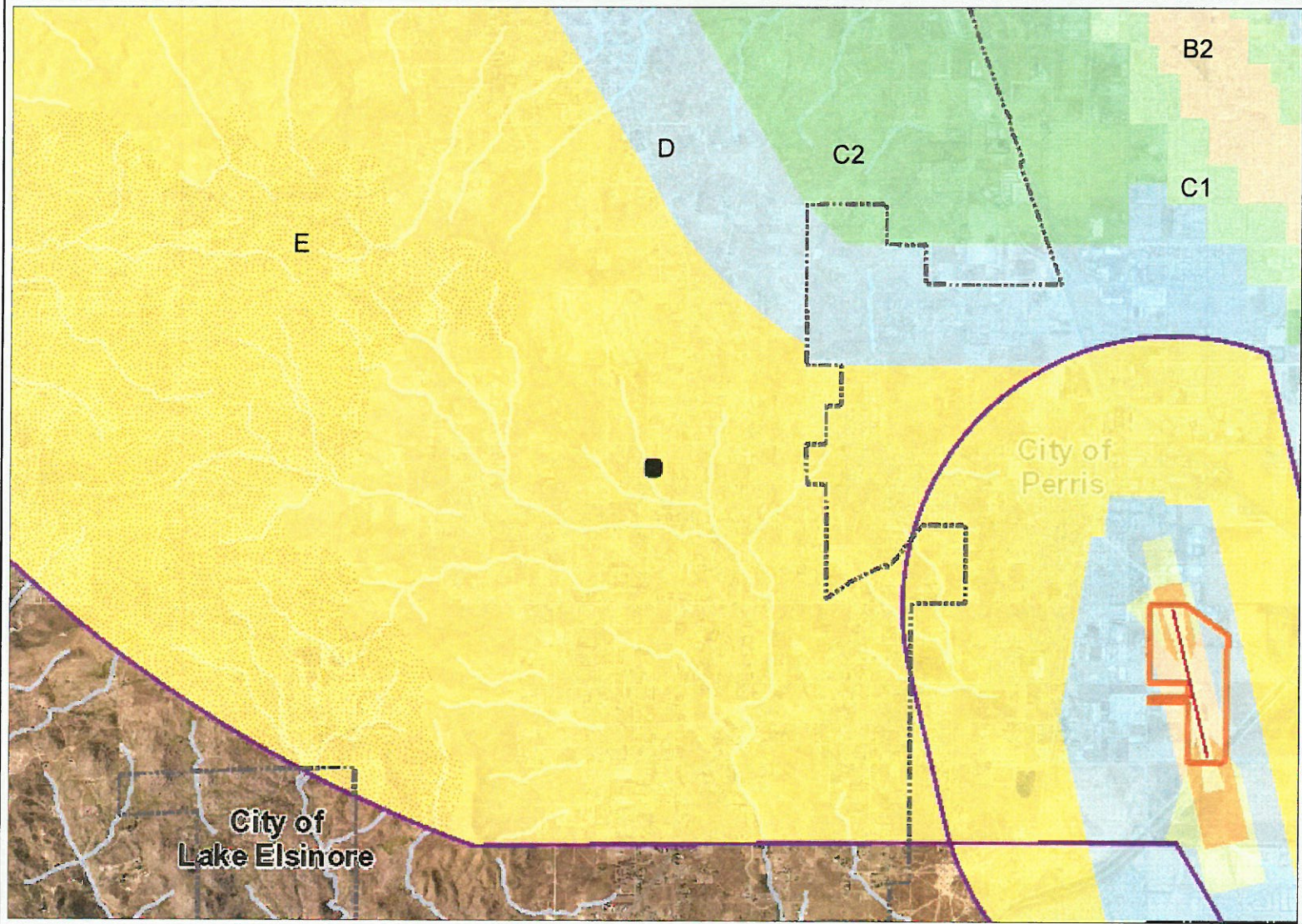


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Notes

Map My County Map



Legend

- 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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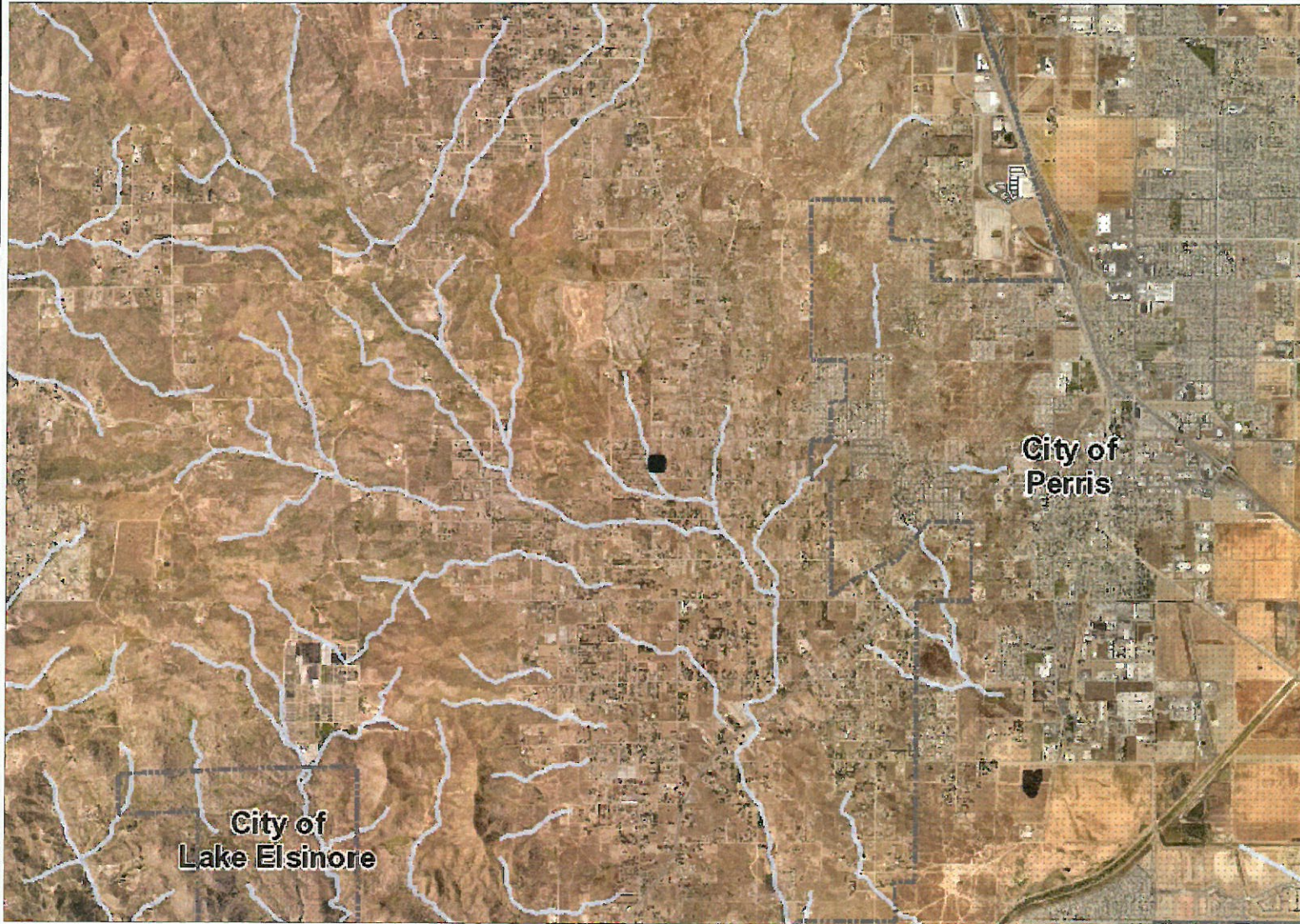


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Notes

Map My County Map



Legend

- Blueline Streams
- ▨ City Areas
- World Street Map



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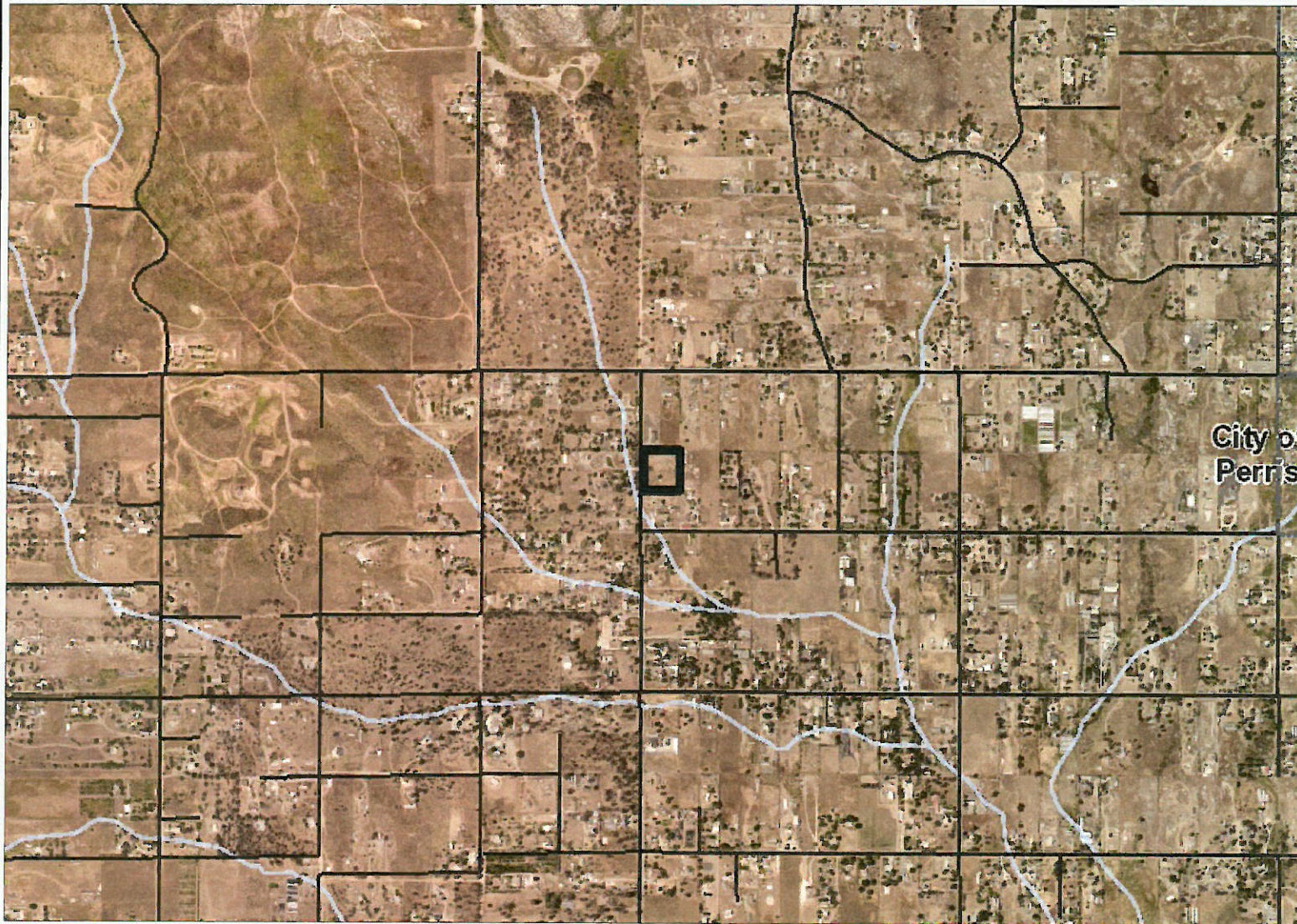
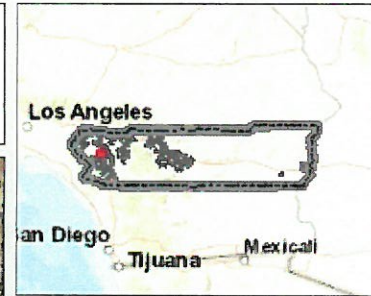


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Notes

Map My County Map



Legend

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



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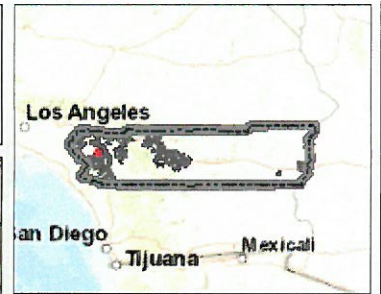
Notes

0 1 3,079 Feet
539

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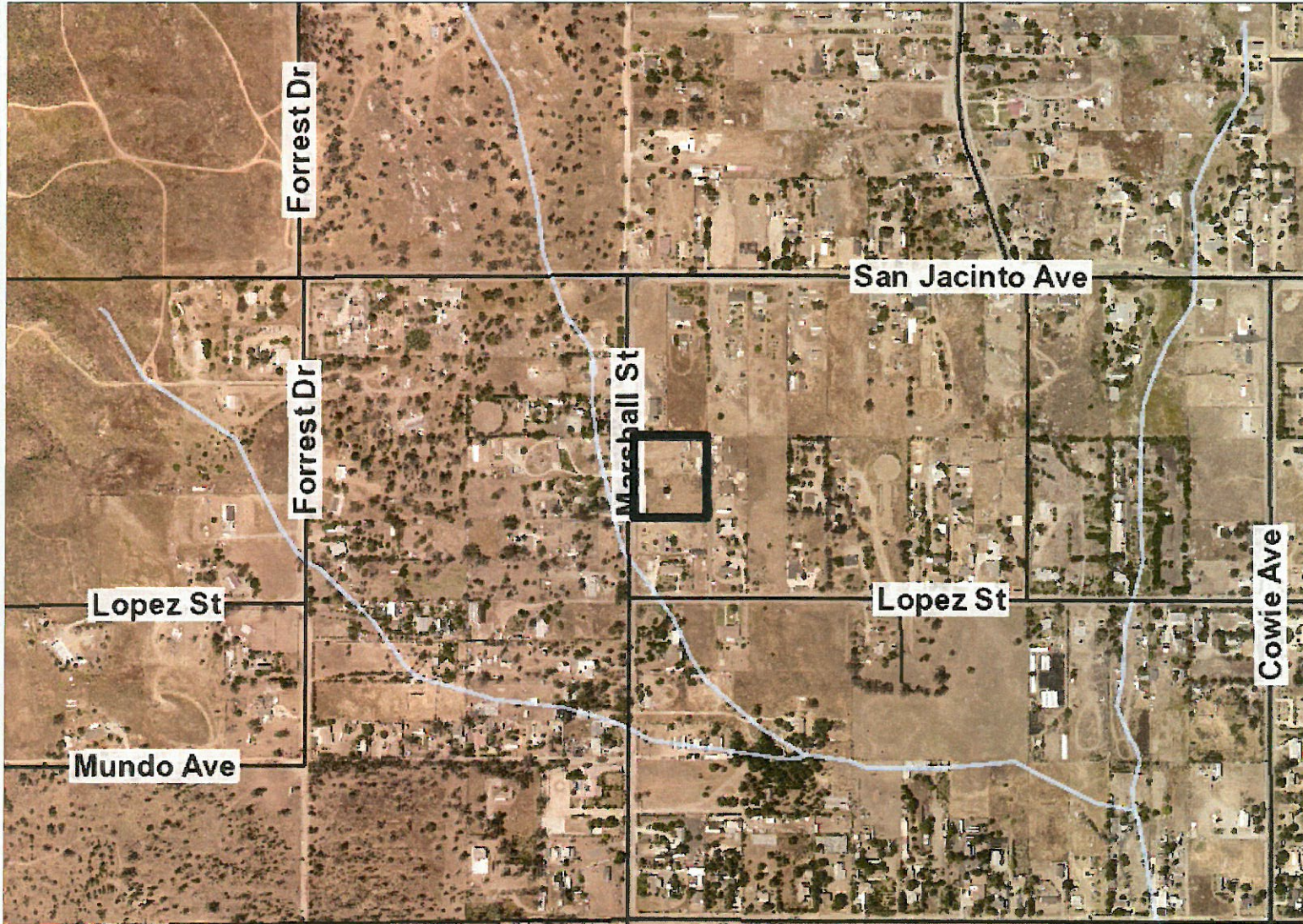
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Map My County Map



Legend

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



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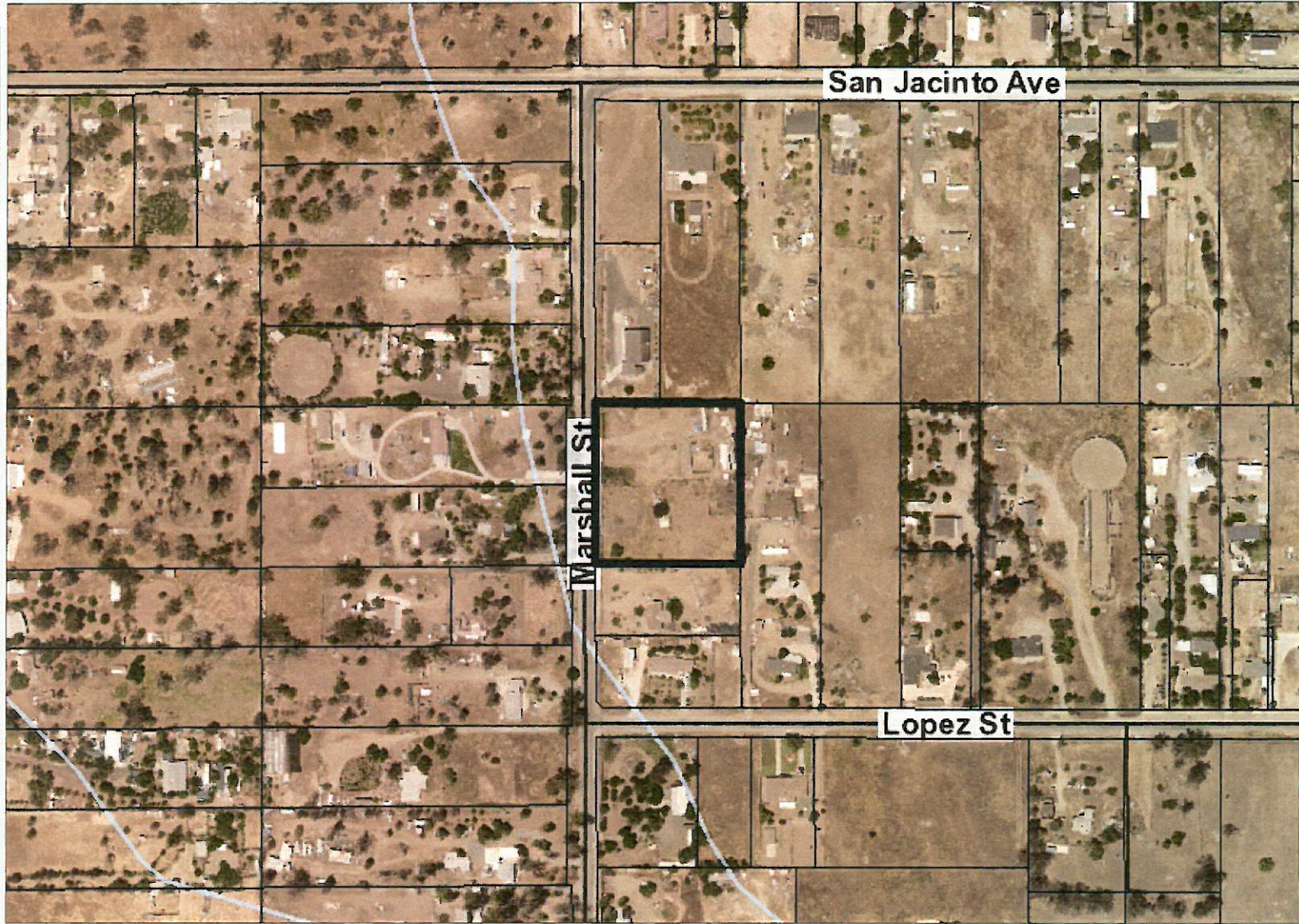
Notes

0 770 1,539 Feet

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Map My County Map



Legend

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



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Notes

0 385 770 Feet

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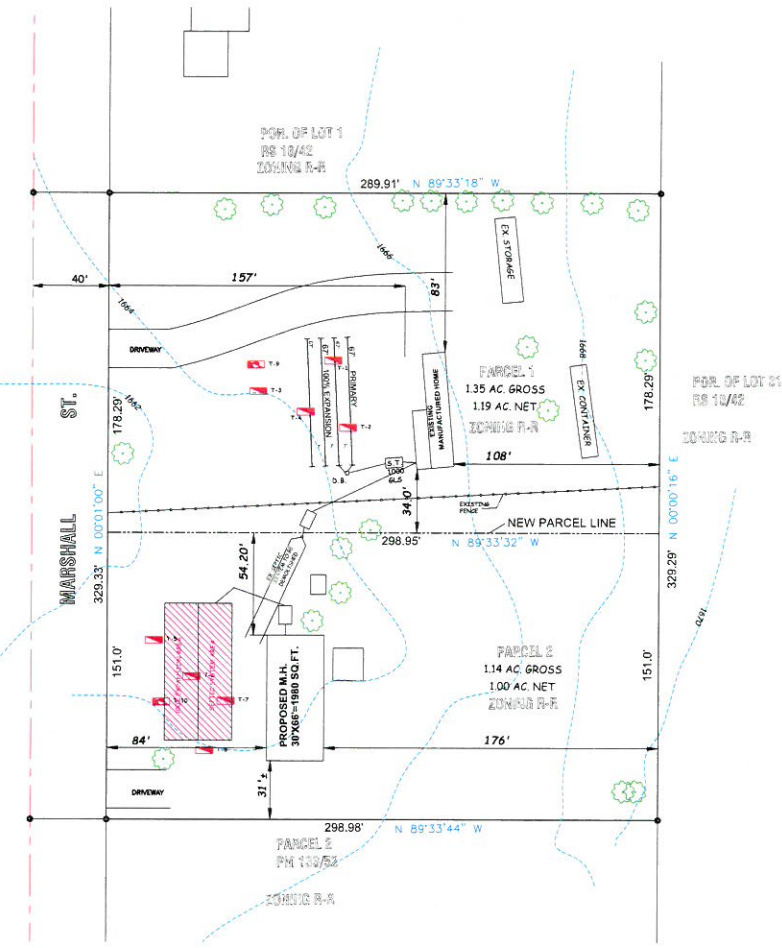
© Riverside County GIS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38105

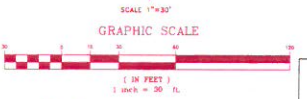
BEING A DIVISION OF THE NORTHWEST 1/4 SECTION 35, T4S, R4W, S.B.M.
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 DECEMBER 2020



VICINITY MAP
 THOMAS 80-1 (N.T.S.)



NOTE:
 THE AREA SHOWN IN WHERE THE SEPTIC SYSTEM (SEPTIC TANK, LEACH LINES, AND 100% EXPANSION LINES) WILL ALL BE CONTAINED WITHIN THAT SPACE.



UTILITY SERVICES:

THE GAS COMPANY:
 SOUTHERN CALIFORNIA GAS CO.
 1-800-471-2200

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 1-800-484-4123

WATER:
 EMWD

SEWER:
 ONSITE SEPTIC SYSTEM

CABLE COMPANY:
 VERIZON

TRASH:
 C&R
 1-800-755-8112

SCHOOL DISTRICT:
 PERRIS UNIFIED
 951-948-6309

TELEPHONE COMPANY:
 VERIZON
 1-800-483-6000

PROPERTY DATA:

PARCEL : 2.48ACRES GROSS
 2.20 ACRES NET

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

RESIDENTIAL
 MINIMUM DEPTH: 150 FEET
 MINIMUM PARCEL WIDTH: 150 FEET
 MINIMUM SIZE: 20,000 SQ.FT.

SETBACKS:
 FRONT : 20 FL.
 SIDE (EACH) : 10 FL.
 STREET SIDE: 20 FL.
 REAR : 20 FL.
 MAX. PARCEL COVERAGE: 50%
 MAX. HEIGHT LIMIT: 40 FL.

ASSESSOR PARCEL NO.:
 325-130-001, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
 POR. LOT 20 OF THE RECORDS OF BUNNEY,
 RECORDED IN BOOK 18 OF PARCEL MAPS,
 PAGE 43 RECORD OFFICE
 OF RIVERSIDE COUNTY, CALIFORNIA

TOWNSHIP / RANGE:
 T4S, R4W, SEC. 35

FEMA FLOOD PLAIN:
 MAY BE REQUIRED
 FAULT ZONE:
 NOT WITHIN A 1/2"

LIQUEFACTION POTENTIAL: NDT
 WATERSHED: SAN JACINTO VALLEY

PALEONTOLOGICAL SENSITIVITY:
 LOW POTENTIAL

FIRE AREA:
 VERY HIGH

BASIS OF BEARINGS:
 CENTER LINE OF MARSHALL ST.
 RECORDED PM 13352
 N.00°01'00"E

SURCE OF TOPO:
 RIVERSIDE COUNTY FLOOD CONTROL
 SCALE: 1"=400'

BENCH MARK:
 2, 225
 1" IP WILLEBLEE PLUG, FLUSH
 PT. 107
 E. 8, 248, 128.53
 N. 2, 231, 381.78
 GPS EL. 1,867.75

ACE Group, Inc.
 750 S. LINCOLN AVE. #104-167
 CORONA, CA 92882
 (951) 272-8181, (951) 272-8794 FAX



THESE PLANS ARE PREPARED UNDER THE DIRECTION OF:

| APP. | DATE |
|------|------|
| | |
| | |

| |
|-----------|
| REVISIONS |
|-----------|

TENTATIVE PARCEL MAP NO. 38105
 23136 MARSHAL ST.
 PERRIS CA 92570

1125-5220-WO

DATE: 12/27/20

SCALE: N.T.S.

SHEET 1 OF 1



OWNER:
 WENDY TUCKER LUKE
 205 S. BROADWAY STE 805
 LOS ANGELES, CA 90012
 310-773-2116

ASSESSOR PARCEL NO.:
 325-130-001, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
 AC ENGINEERING GROUP, INC.
 UNDER DIRECTION OF:
 MUKESHKUR PACHHANKAR RCE # 696283 EXP. 6-30-2022
 750 S. LINCOLN AVE. # 104-167
 CORONA, CA 92882
 951-272-8181 FAX: 951-272-8794
 DATE OF PREPARATION: 12-27-2020

24 HOUR POINT OF CONTACT
 WENDY TUCKER LUKE
 (310) 773-2116

PROPERTY OWNERS CERTIFICATION FORM
APN 325-130-001

I, Blanca Bernardino, certify that on
(Print Name)

01/25/2024 the attached property owners list
(Date)

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

Distance Buffered: 600'

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

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

NAME: Blanca Bernardino

TITLE/REGISTRATION Urban Regional Planner I

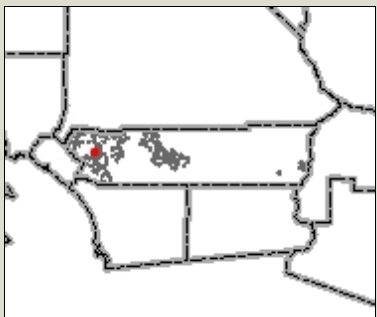
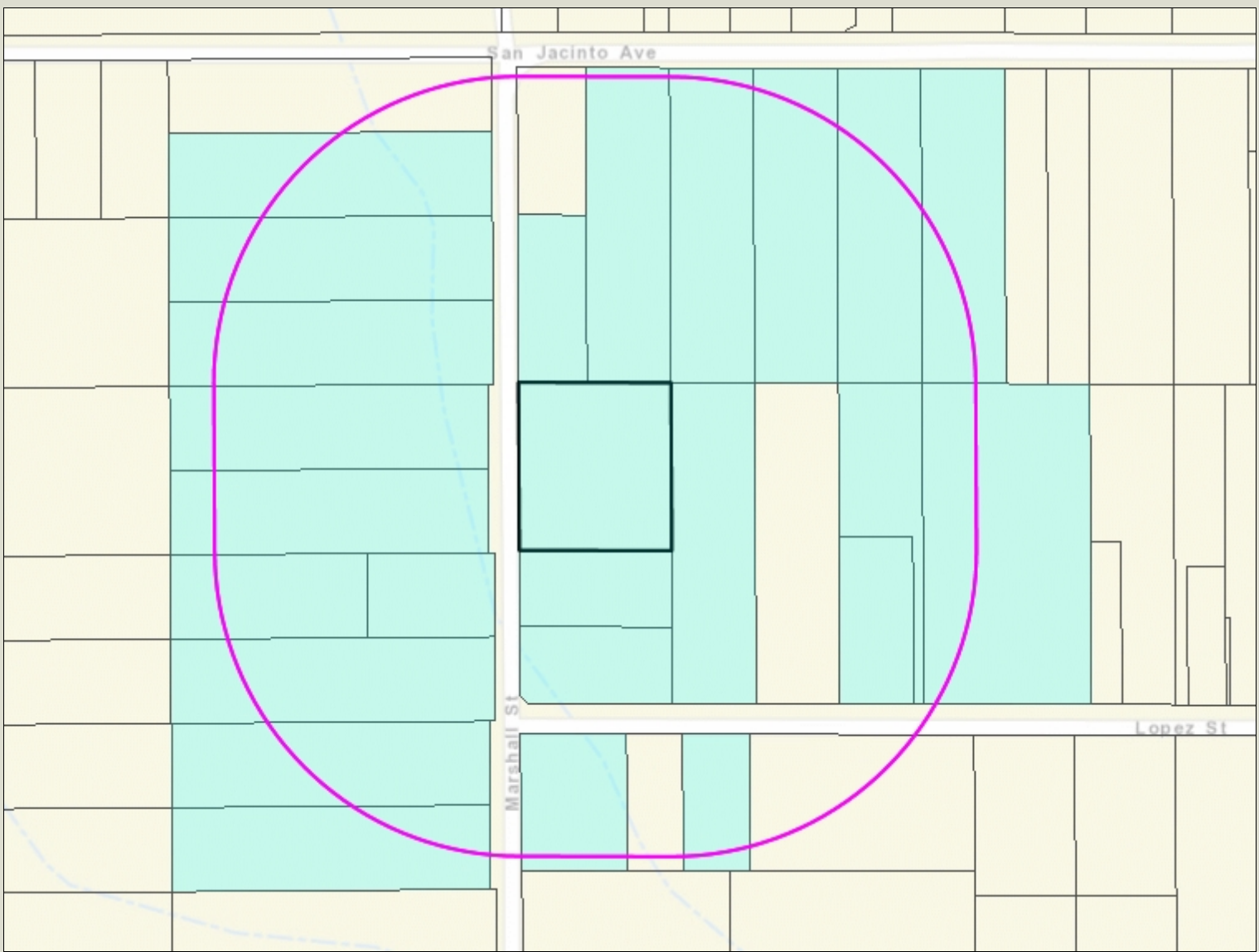
ADDRESS: 4080 Lemon St. 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6503

Riverside County GIS Radius Map

TPM38105 - APN: 325-130-001



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

Notes



0 376 752 Feet

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325090011
IGNACIO GODINEZ
23235 MARSHALL ST
PERRIS CA 92570

325090013
PRICILIANO PEREZ
23141 MARSHALL ST
PERRIS CA 92570

325090015
NARBO DIAZ
23081 MARSHALL ST
PERRIS CA 92570

325090016
VALDEZ VICTOR T TRUST
23069 MARSHALL ST
PERRIS CA 92570

325090017
FELIPE G. LEON
23051 MARSHALL ST
PERRIS CA 92570

325090034
RUDOLPH R. ACEBEDO
23201 MARSHALL ST
PERRIS CA 92570

325100003
BRAULIO RIVAS PEREZ
22065 SAN JACINTO AVE
PERRIS CA 92570

325100006
MORTAZA SAYED
22163 SAN JACINTO AVE
PERRIS CA 92570

325090014
M TORRES PONCE JUAN
23137 MARSHALL ST
PERRIS CA 92570

325090033
RUDOLPH R. ACEBEDO
23219 MARSHALL ST
PERRIS CA 92570

325130030
ALFONSO HIDALGO
22020 LOPEZ ST
PERRIS CA 92570

325100004
CHRISTINE V. MEAS
22105 SAN JACINTO AVE
PERRIS CA 92570

325100005
MARIA GUERRERO
22135 SAN JACINTO AVE
PERRIS CA 92570

325140021
RAFAEL CABRERA
23270 MARSHALL ST
PERRIS CA 92570

325100010
ANGELICA G. ROBLES
22041 SAN JACINTO AVE
PERRIS CA 92570

325100011
RAFAEL AYALA HERNANDEZ
32120 MARSHALL ST
PERRIS CA 92570

325130001
WENDY TUCKER LUKE
23136 MARSHALL ST
PERRIS CA 92570

325130010
ROBERTO GUTIERREZ DELATORRE
22070 LOPEZ RD
PERRIS CA 92570

325130014
ANTONIO REGALADO
22190 LOPEZ ST
PERRIS CA 92570

325130018
EVERARDO PEREZ
22010 LOPEZ RD
PERRIS CA 92570

325130019
EDUARDO GUEVARA
23230 MARSHALL ST
PERRIS CA 92570

325130031
MARIA D. CORTES
22150 LOPEZ ST
PERRIS CA 92570

325140022
WILLIAMS E. WELLS
22141 LOPEZ ST
PERRIS CA 92570

325080009
HENDERSON CECIL M ESTATE OF
23299 MARSHALL ST
PERRIS CA 92570

325080010
EMIL G. HERNANDEZ
23311 MARSHALL ST
PERRIS CA 92570



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.: TPM38105 / CEQA Exempt 15315 (Minor Land Divisions) and 15061 (b)(3) (Common Sense Exemption)

Project Location: APN: 325-130-001

Project Description: Tentative Parcel Map No. 38105 is a Schedule "H" subdivision of 2.49 gross acre lot into two residential lots. Parcel 1 would be 1.35 gross acres and Parcel 2 would be 1.14 gross acres, respectively. The property consists of an existing residence on Parcel 1.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Wendy Luke – 23136 Marshall St. Perris, CA 92570 / Representative: Rod Arsalan

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 Minor Land Divisions and 15061 (b)(3) Common Sense Exemption
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt:

The project is categorically exempt pursuant to Section **15315 (Minor Land Divisions)** of CEQA Guidelines which recognizes 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. **Note:** Authority cited: Sections Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code. **15061. REVIEW FOR EXEMPTION (b)** A project is exempt from CEQA if: 3) The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOTICE OF EXEMPTION

Page 2

Blanca I. Bernardino

County Contact Person



Signature

(951) – 955 – 6503

Phone Number

Urban Planner I

Title

10/16/2023

Date

Date Received for Filing and Posting at OPR: _____