

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



ITEM: 1.2
(ID # 24989)

MEETING DATE:
Tuesday, May 21, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38929 - No New Environmental Docs Required - Applicant:
Kimley Horn - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan:
Community Development: Business Park (CD: BP)- Location: North of Water Avenue, South of
Placentia Avenue, East of Tobacco Road and West of Harvill Avenue - 19.72 Gross Acres -
Zoning: Manufacturing Service Commercial (M-SC) - REQUEST: Tentative Parcel Map No.
38929 is a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial
parcels for the Riverside University Health Wellness Village Project site that is being processed
through Facilities Management - APN: 317-260-034. 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 May 6, 2024.

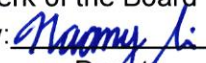
ACTION:Consent


John Hildebrand, Planning Director 5/8/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 21, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 38929 (TPM38929) is a proposal for a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial parcels for the Riverside University Health Wellness Village Project site that is being processed through Facilities Management.

The "project" was approved by the Planning Director on May 6, 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

- Exhibit A – Director’s Hearing Staff Report**
- Exhibit B – TPM38929 – Tentative Map Exhibit**
- Exhibit C – GIS Exhibits**
- Exhibit D – Mailing Labels**
- Exhibit E – Conditions of Approval**
- Exhibit F – 5-6-24 DH Report of Actions**

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


Jason Farin, Principal Management Analyst 5/14/2024



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
3.3
(ID # 24872)
MEETING DATE:
Monday, May 06, 2024

SUBJECT: TENTATIVE PARCEL MAP NO. 38929 - No New Environmental Docs Required - Applicant: Kimley Horn - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP)- Location: North of Water Avenue, South of Placentia Avenue, East of Tobacco Road and West of Harvill Avenue - 19.72 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - REQUEST: Tentative Parcel Map No. 38929 is a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial parcels for the Riverside University Health Wellness Village Project site that is being processed through facilities management - APN: 317-260-034 – Project Planner Joseluis Aparicio (951) 955-6035 or email at jlaparicio@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38929
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Joseluis Aparicio
Project APN(s):	317-260-034
Continued From:	



John Hildebrand, Planning Director 5/4/2024

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted resolution No. 2024-073 which approved a Mitigated Negative Declaration (MND) for the Riverside University Health system – Behavioral Health (RUHS-BH) Wellness Village Project, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier MND, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and

APPROVE TENTATIVE PARCEL MAP NO. 38929, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Business Park (BP)
Surrounding General Plan Land Uses	
North:	Community Development: Business Park (CD: BP)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Business Park (CD: BP)
West:	Rural Community - Very Low Density Residential (RC-VLDR), Community Development: Business Park (CD: BP)
Existing Zoning Classification:	Manufacturing Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Manufacturing Service Commercial (M-SC)
East:	Manufacturing - Heavy (M-H)
South:	Manufacturing Service Commercial (M-SC)
West:	Industrial Park (I-P), Rural Residential – 1 Acre Minimum (R-R-1)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Parking Area associated with a Warehouse
South:	Vacant Land (future approved Warehouse facility)
East:	Vacant Land
West:	Residential Dwelling and Vacant Land (approved Warehouse entitlement to the southwest)

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	19.72 gross acres	1 acre
Proposed Minimum Lot Size:	Parcel 1: 1.43 gross acre Parcel 2: 3.20 gross acre Parcel 3: 5.19 gross acre Parcel 4: 3.72 gross acre Parcel 5: 2.67 gross acre	1 acre

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STAFF REPORT**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
	Parcel 6: 2.05 gross acre	
Total Proposed Number of Lots:	6 Lots	
Map Schedule:	Schedule "J"	

Located Within:

City's Sphere of Influence:	Yes – City of Perris
County Service Area ("CSA"):	Yes – CSA 117
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Cell 2529
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT BACKGROUND AND ANALYSIS



Background:

Tentative Parcel Map No. 38929 was submitted to the County of Riverside on February 8, 2024. The subject site is located within the Mead Valley Area Plan. The Mead Valley Community Plan seeks to retain the agricultural and rural residential character of the area. The project site is a Schedule "J" parcel map of approximately 19.72 gross acres in size and is vacant at this time. There are no Building and Safety records on this parcel. The property currently fronts Placentia and Harvill Avenue with no driveway access to the project. The Project proposes a subdivision of a 19.72 gross acre lot into six parcels. The six lots range from 1.43 to 5.19 approximately gross acres each. The project meets the current applicable development standards for the Manufacturing Service Commercial (M-SC) zoning classification and is compatible with the current uses in the neighborhood.

General Plan Consistency:

The Project site has a General Foundation Component of Community Development, and a land use designation of Business Park (CD-BP). The Business Park land use designation allows for

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STAFF REPORT**

employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The proposed map is consistent with the General Plan as it is proposing a Schedule J subdivision to an existing parcel into six lots for financing purposes only. Therefore, the proposed map is consistent with the General Plan.

Zoning Consistency:

The Project site has a Manufacturing Service Commercial (M-SC) zoning classification. The proposed subdivision would be subject to the development standards outlined in Article XI Section 11.4 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the M-SC zoning classification, which is further detailed in the Development Standards Findings below.

The Riverside University Health System Wellness Village is to be built on this site. The Wellness Village is being processed through the Riverside County Facilities Management.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project is located within the boundary analyzed in the previously adopted Resolution No. 2024-073 which approved a Mitigated Negative Declaration for the Riverside University Health system – Behavioral Health (RUHS-BH) Wellness Village project. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to the previously adopted Resolution No. 2024-073. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

The subdivision would result in six parcels that would, as proposed, be in compliance with the land use designation of Community Development – Business Park (CD-BP) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Manufacturing Service Commercial. There is no proposed development or grading with this Project as it is a Schedule “J” map for financing purposes only. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

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Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Section 15162. Therefore, the Project, as proposed, does not require any new environmental documentation.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The project site has a General Foundation of Community Development and a General Plan Land Use of Business Park. The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The proposed map is consistent with the General Plan as it will subdivide an existing 19.72 gross acres into six parcels for the purposes of financing. The parcels range in size from 1.43 to 5.19 gross acres. No grading or construction will be a part of this Map.
2. The project site has a Zoning Classification of Manufacturing Service Commercial (M-SC), which is consistent with the Riverside County General Plan. Tentative Parcel Map No. 38929 proposed to subdivide approximately 19.72 acres into six parcels of one acre or more in size for the purposes of financing which is consistent with the M-SC zone. Additionally, the subject site will comply with the development standards of the M-SC zone.

Entitlement Findings

Tentative Parcel Map No. 38929 is a proposal to subdivide 19.72 gross acres into six lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 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

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would meet the density and development standards of the CD-BP land use and the M-SC zoning classification in terms of lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.

3. The design of the proposed land division is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances. It is for the division of land only, so grading or construction on-site is not currently proposed. However, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. Additionally, the subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The Project is proposing a subdivision that results in parcels that are not developable without a future subdivision submittal. 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 "J" Map. The minimum improvements for a Schedule "J" parcel map division shall be as follows:
 - a. Submission Criteria. The Land to be subdivided by the Schedule 'J' Map is not developed and is to be used for finance and conveyance purposes only. A future subdivision map shall be required for new development on the land.
 - b. Minimum Requirements. The proposed six (6) parcels exceed the minimum lot size requirements provided in the applicable zoning classification of

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Manufacturing Service Commercial (M-SC), to ensure compliance with all applicable development standards. The proposed lot sizes for the Schedule 'J' Map range in size from 1.53 acres to 5.19 acres. Tentative Parcel Map No. 38929 is consistent with the minimum size allowed by the project site's Zoning Classification of M-SC as noted above. Legal access will be provided to the site via Water Street as well as through a proposed public access easement within the Western edge of the Project site starting at water street and exiting at Placentia Avenue to provide additional circulation within the site. Because the proposed Tentative Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur.

- c. Compliance. The Project includes all of the required information required for the map, which includes, parcel numbers, street identifications, assessor parcel number, and other required notes.

6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.

7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The M-SC zone requires a minimum lot size of 10,000 square feet and a minimum average width of 75 feet. Therefore, the Project would be in compliance with this requirement as all resulting parcels would meet the minimum lot size standards of the zoning classification.

Other Findings

1. The project site is located within Criteria Cell No. 2529 of the Multi-Species Habitat Conservation Plan and had a HANS01397 that was previously approved. Since this is a schedule J map for finance and conveyance purposes no further review is necessary at this time. The Project site is also not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan

2. The project site is located within the City of Perris Sphere of Influence. This project was provided to Perris for review and comment. No comments were received either in favor or opposition of the project.

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3. 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.
4. AB 52 consultation is not required since no further environmental documentation is required pursuant to Article Section 15162 of the State CEQA Guidelines.
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.

Conclusion

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls who indicated support/opposition to the proposed project.

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

ATTACHMENTS

- Exhibit A - TPM38929 - Tentative Map Exhibit
- Exhibit B -



BOULDER ASSOCIATES

300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

Kimley»Horn

Kimley Horn and Associates, Inc.
1100 TOWN AND COUNTRY RD
SUITE 700
ORANGE, CA 92868
714-939-1030
www.kimley-horn.com
RIVCO FIM# FM 0541-001-2596-0

BA PROJECT 225398.01

RUHS WELLNESS VILLAGE - SITE

23815 PLACENTIA AVENUE,
PERRIS, CA 92570

CONSTRUCTION DOCUMENTS

DATE 03/13/2024

REVISIONS	DESCRIPTION	DATE
1		

NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET NUMBER

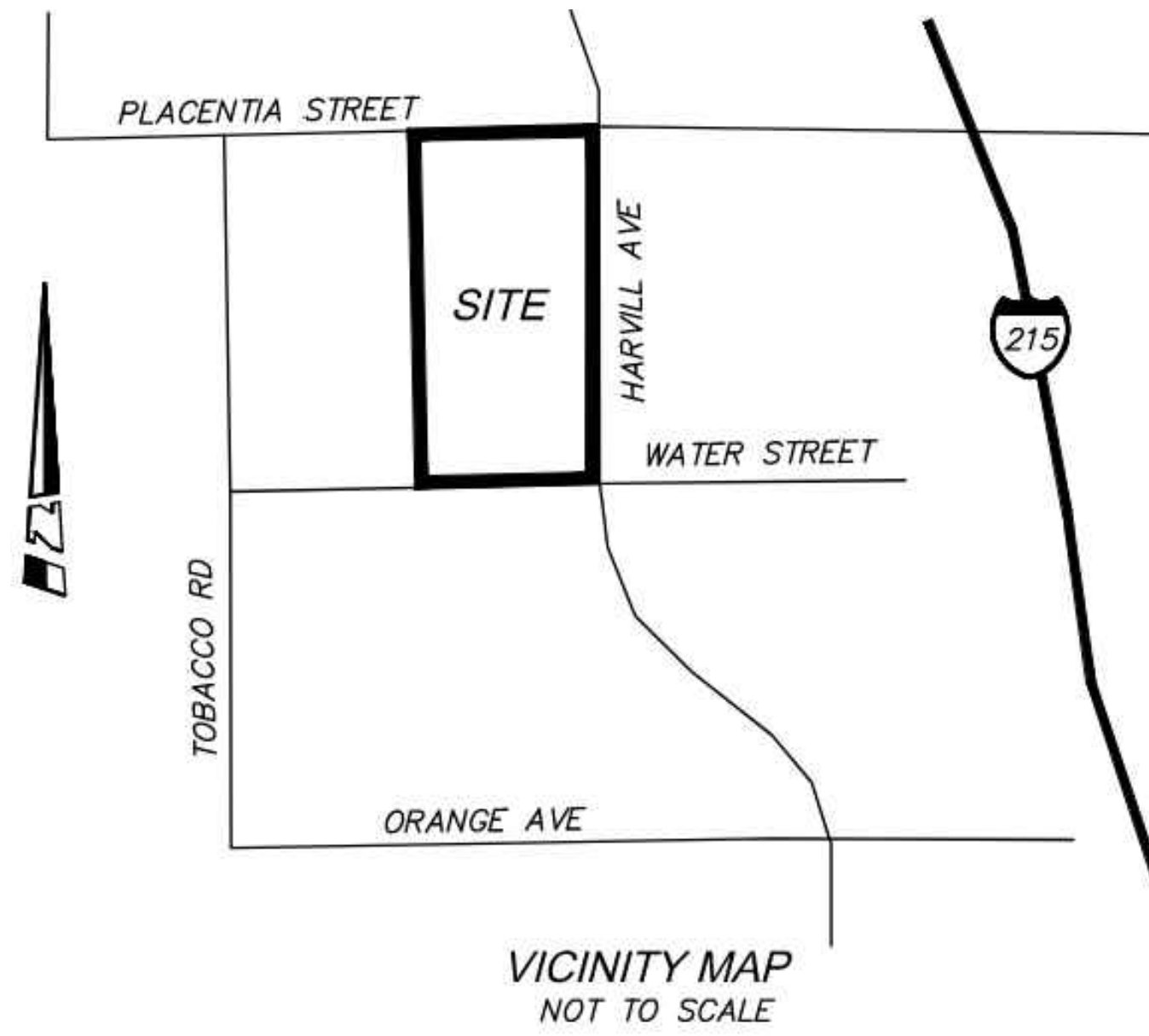
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TENTATIVE PARCEL MAP NO. 38929

FOR

PERRIS BEHAVIORAL HEALTH VILLAGE

HARVILL AVENUE
PERRIS, CA 92570
PROJECT ID: 099649009



LEGEND

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY LINE
---	CENTER LINE
- - - - -	EASEMENT OR SETBACK LINE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT
AHJ	AUTHORITY HAVING JURISDICTION
BC	BACK OF CURB
BS	BOTTOM OF STAIR
BLDG	BUILDING
BW	BACK OF WALK
CAB	COMPACTED AGGREGATE BASE
CB	CATCH BASIN
CF	CURB FACE
C/L	CENTERLINE
CONC.	CONCRETE
CONST.	CONSTRUCT. CONSTRUCTION
CSG	COMPACTED SUBGRADE
DF	DEEPEEN FOOTING
DI	DRAIN INLET
DW	DOMESTIC WATER
E	EAST
EG	EDGE OF GUTTER
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION WATER
JS	JUNCTION STRUCTURE
LP	LOW POINT
MH	MANHOLE
N	NORTH
PCC	PORTLAND CEMENT CONCRETE
P/L	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RIDGE
RD	ROOF DRAIN
RW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S	SEWER OR SOUTH
SD	STORM DRAIN
STA	STATION
SS	SANITARY SEWER
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	SIDE WALK
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STAIR
VIF	VERIFY IN FIELD
W	WATER OR WEST
XXX.XX	PROPOSED ELEVATION
(XXX.XX)	EXISTING ELEVATION

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

PROJECT TEAM

OWNER/OPERATOR COUNTY OF RIVERSIDE 4095 COUNTY CIRCLE DRIVE RIVERSIDE, CA 92503 (800) 706-7500	APPLICANT/CIVIL ENGINEER KYLE KOIVUNEMI, PE KIMLEY-HORN AND ASSOCIATES, INC. 1100 TOWN AND COUNTRY RD, STE 700 ORANGE, CA 92868 (714) 939-1030 (714) 938-9488 FAX KYLE.KOIVUNEMI@KIMLEY-HORN.COM
ARCHITECT DARGO HERNANDEZ, AIA BOULDER ASSOCIATES ARCHITECTS 300 SPECTRUM CENTER DRIVE SUITE 730 IRVINE, CA 92618 (949) 727-9000 DHERNANDEZ@BOULDERASSOCIATES.COM	GEOTECHNICAL CONSULTANT DONALD A. CORDS, G.E. GEOTECHNICAL PROFESSIONALS, INC. 5736 CORPORATE AVENUE CYPRESS, CA 90630 (714) 220-2211
SURVEYOR JEFF LENHERR KIMLEY-HORN AND ASSOCIATES, INC. 1100 TOWN AND COUNTRY RD, STE 700 ORANGE, CA 92868 (714) 939-1030 JEFF.LENHERR (657)-452-0200 JEFF.LENHERR@KIMLEY-HORN.COM	

UTILITY PURVEYORS

WATER, SEWER, & TRASH EASTERN MUNICIPAL WATER DISTRICT (EMWD) 2270 TRUMBULE ROAD, P.O. BOX 8300 PERRIS, CA 92572 (951) 928-3777	PARK DISPOSAL (EDCO) BUENA PARK & LA PALMA PARK WASTE & RECYCLING SERVICES 6762 STANTON AVE BUENA PARK, CA 90621 (714) 522-3577	VERIZON 1400 EAST PHILLIPS BLVD. POMONA, CA 91766 (909) 469-2250
ELECTRICITY SOUTHERN CALIFORNIA EDISON (SCE) 26100 MENIFEE ROAD, MENIFEE, CA 92585 (951) 928-8290	AT&T 11265 N. VAN BUREN ST., RM. 180 ANAHEIM, CA 92807 (714) 666-5467	VAL VERDE UNIFIED SCHOOL DISTRICT 875 WEST MORGAN ST. PERRIS, CA 92571 (951)-940-6100
GAS SOUTHERN CALIFORNIA GAS COMPANY 25200 TRUMBULE ROAD, PERRIS, CA 92571	CABLE TV TIME WARNER CABLE BILL GANKOWSKI (714) 903-8336	

LEGAL DESCRIPTION PER TITLE REPORT

REAL PROPERTY IN THE UNINCORPORATED AREA, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A AS SHOWN ON CERTIFICATE OF PARCEL MERGER NO. 01912, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 21, 2012 AS INSTRUMENT NO. 2012-0398796 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LYING WITHIN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 7 OF OAKES AND SAWYERS SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 5, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING 20.485 ACRES, MORE OR LESS

APN: 317-260-034

CERTIFICATE OF PARCEL MERGER NO. 01912 EXHIBIT A LEGAL DESCRIPTION:
LYING WITHIN SECTION 13, TOWNSHIP

GEOTECHNICAL REPORT

THE FEASIBILITY-LEVEL GEOTECHNICAL INVESTIGATION DATED AUGUST, 8, 2023, PREPARED BY GEOTECHNICAL PROFESSIONALS, INC. AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

BENCHMARK NOTE

COUNTY OF RIVERSIDE BENCHMARK:
DESIGNATION: 435 (PID DX5442)

ELEVATION = 1515.12' NAVD 88'
DESCRIPTION: 3 1/2" ALUMINUM DISK SET IN TOP OF CURB 1300 FEET WEST OF ATSF RAILROAD ALONG RIDER STREET, ON TOP OF NORTH CURB FACE OF RIDER STREET 28 FEET NORTH OF RIDER STREET, 6 FEET SOUTH OF A GTE TELEPHONE BOX.

BASIS OF BEARINGS NOTE

BEARING SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS.

SITE INFORMATION

SITE ADDRESS: HARVILL AVE.
PERRIS, CA 92570

APN: 317-260-034

TOTAL SITE AREA: 20.486 AC

ZONING CLASSIFICATION: M-SC MANUFACTURING SERVICE COMMERCIAL
R-R-1

GENERAL PLAN DESIGNATION: BUSINESS PARK

EXISTING USE: VACANT

PROPOSED USE: MEDICAL

TOTAL LOTS: 6

SETBACK REQUIREMENT

WHERE THE FRONT, SIDE, OR REAR YARD ADJOINS A LOT ZONED R-R-1, THE MINIMUM SETBACK SHALL BE 25 FEET FROM THE PROPERTY LINE.

WHERE THE FRONT, SIDE, OR REAR YARD ADJOINS A STREET, THE MINIMUM SETBACK SHALL BE 25 FEET FROM THE PROPERTY LINE.

SCOPE OF WORK

PROJECT SUBDIVIDES THE SITE INTO 6 PARCELS, AREAS RANGING FROM 1.4 TO 5.2 ACRES. LAND ALONG PLACENTIA AVENUE AND HARVILL AVENUE DEDICATED TO THE CITY.

CASE: TPM38929

EXHIBIT: Map Exhibit

DATE: 4/4/2024

PLANNER: J. Aparicio

Meeting Comment Agenda Final





BOULDER ASSOCIATES

300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

Kimley»Horn

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714-939-1030
www.kimley-horn.com
RIVCO FIM# FM 0541-001-2596-0

BA PROJECT 225398.01

RUHS WELLNESS
VILLAGE - SITE

23815 PLACENTIA AVENUE,
PERRIS, CA 92570

CONSTRUCTION DOCUMENTS

DATE 03/13/2024

REVISIONS

DESCRIPTION DATE

NOT FOR CONSTRUCTION

SHEET TITLE
TENTATIVE TRACT
MAP

SHEET NUMBER

C1

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- CENTER LINE
- - - EASEMENT OR SETBACK LINE
- [Hatched Box] AREA TO BE DEDICATED

PARCEL AREA TABLE

PARCEL NUMBER	AREA GROSS	ACRES NET
1	2.396	1.428
2	3.257	3.205
3	5.528	5.177
4	3.724	3.724
5	3.011	2.664
6	2.570	2.053
TOTAL	20.486	18.251
	NET DEDICATION	2.235

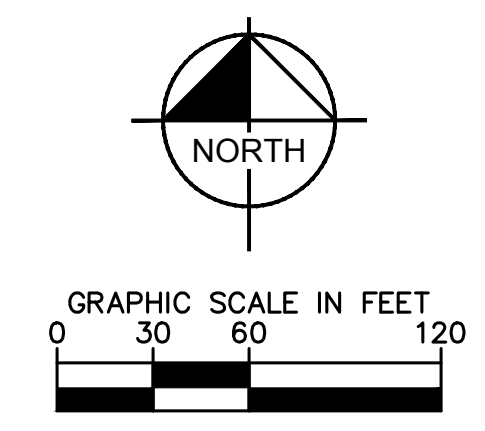
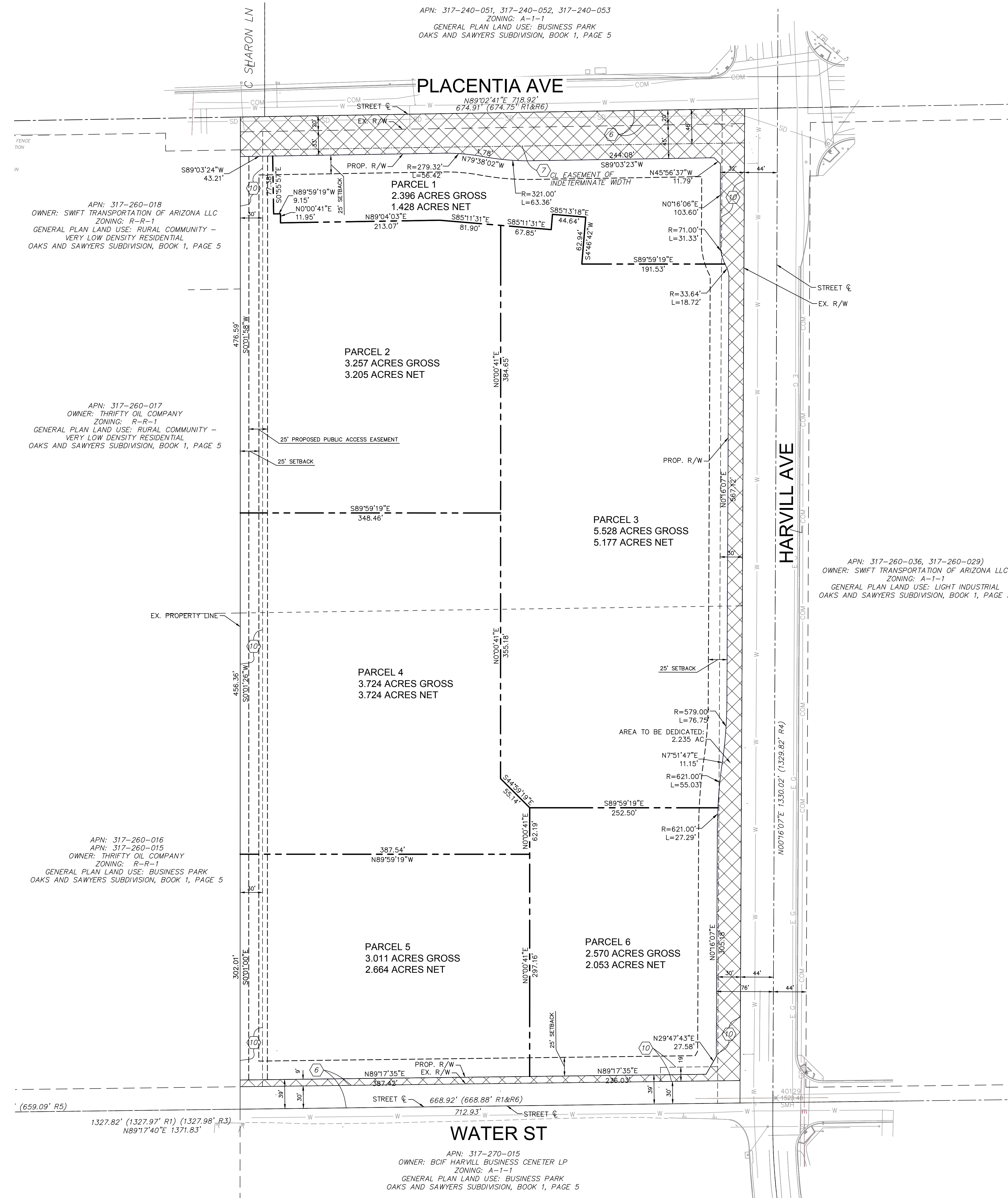
TITLE REPORT INFORMATION

ITEM NUMBERS AND LEGAL DESCRIPTION SHOWN HEREON CORRESPOND TO FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-1182771-SD, DATED JANUARY 10, 2024.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

ITEM NUMBERS INDICATED WITH A HEXAGON (◻) REFLECT ITEMS WHICH ARE PLOTTED HEREON:

- 1-2 TAXES.
- 3 THE LIEN OF SPECIAL TAXES.
- 4 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY.
- 5 AN EASEMENT FOR PIPE LINES PURPOSES IN FAVOR OF GEORGE H. SAWYER RECORDED MARCH 26, 1912, IN BOOK 308, PAGE 380, OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)
- 6 AN EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED OCTOBER 8, 1952, IN BOOK 1406, PAGE 243, OFFICIAL RECORDS. SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION RECORDED JANUARY 6, 1998 AS INSTRUMENT NO. 002290, OFFICIAL RECORDS.
- 7 AN EASEMENT FOR ELECTRIC LINES PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED SEPTEMBER 6, 1956, IN BOOK 1967, PAGE 374, OFFICIAL RECORDS.
- 8 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 35, PAGE 86 OF RECORD OF SURVEYS (DEPICTS THE SUBJECT PROPERTY).
- 9 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE PROJECT 5-1987 REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 24, 1987 AS INSTRUMENT NO. 362718, OFFICIAL RECORDS (NOT A MATTER OF SURVEY).
- 10 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUMMARILY VACATING A PORTION OF WATER STREET, A PORTION OF HARVILL AVENUE AND THE RIGHT TO ACCEPT A PORTION OF A DECLARATION OF DEDICATION FOR AN UNNAMED ROAD IN THE MEAD VALLEY AREA" RECORDED JULY 18, 2012 AS INSTRUMENT NO. 2012-0333829, OFFICIAL RECORDS (EXCEPTING AND RESERVING FROM THE VACATION AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE, OR RENEW SUCH FACILITIES).
- 11 AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED AUGUST 21, 2012 AS INSTRUMENT NO. 2012-0398796, OFFICIAL RECORDS (CERTIFICATE OF PARCEL MERGER NO. 01912).
- 12 MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY KIMLEY-HORN DATED AUGUST 9 AND ITS LATEST REVISION.
- 13 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD SHOW.
- 14 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 15 STANDARD TITLE COMPANY NOTE.
- 16 RIGHTS OF PARTIES IN POSSESSION.



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38929

EXISTING GENERAL PLAN

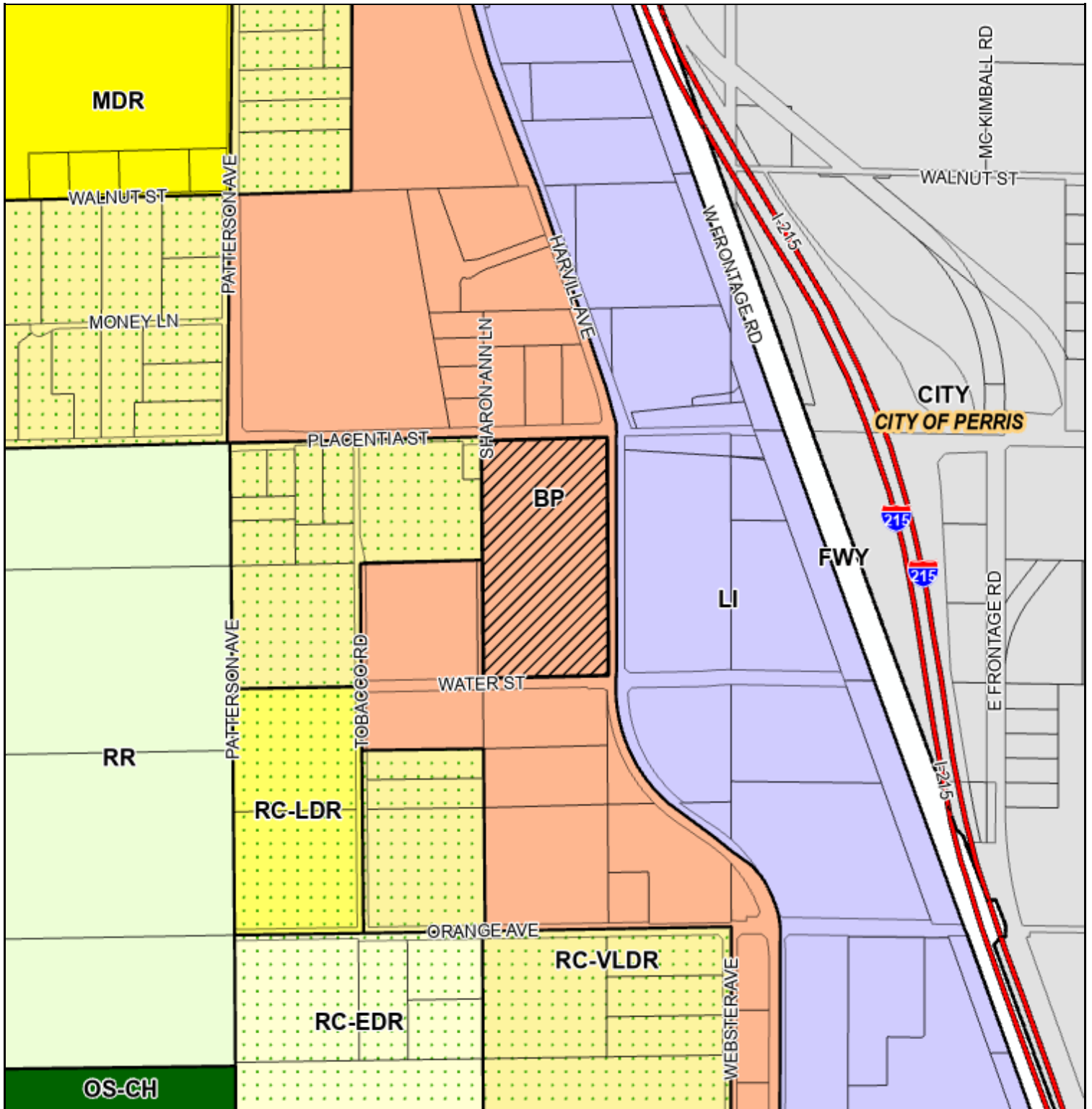
Supervisor: KEVIN JEFFRIES

District: 1

Date: 4-25-2024

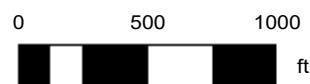
Exhibit: EXISTING GENERAL

PLAN



Zoning Area/District: NORTH PERRIS

Author: TLMA - PLANNING



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

TPM38929

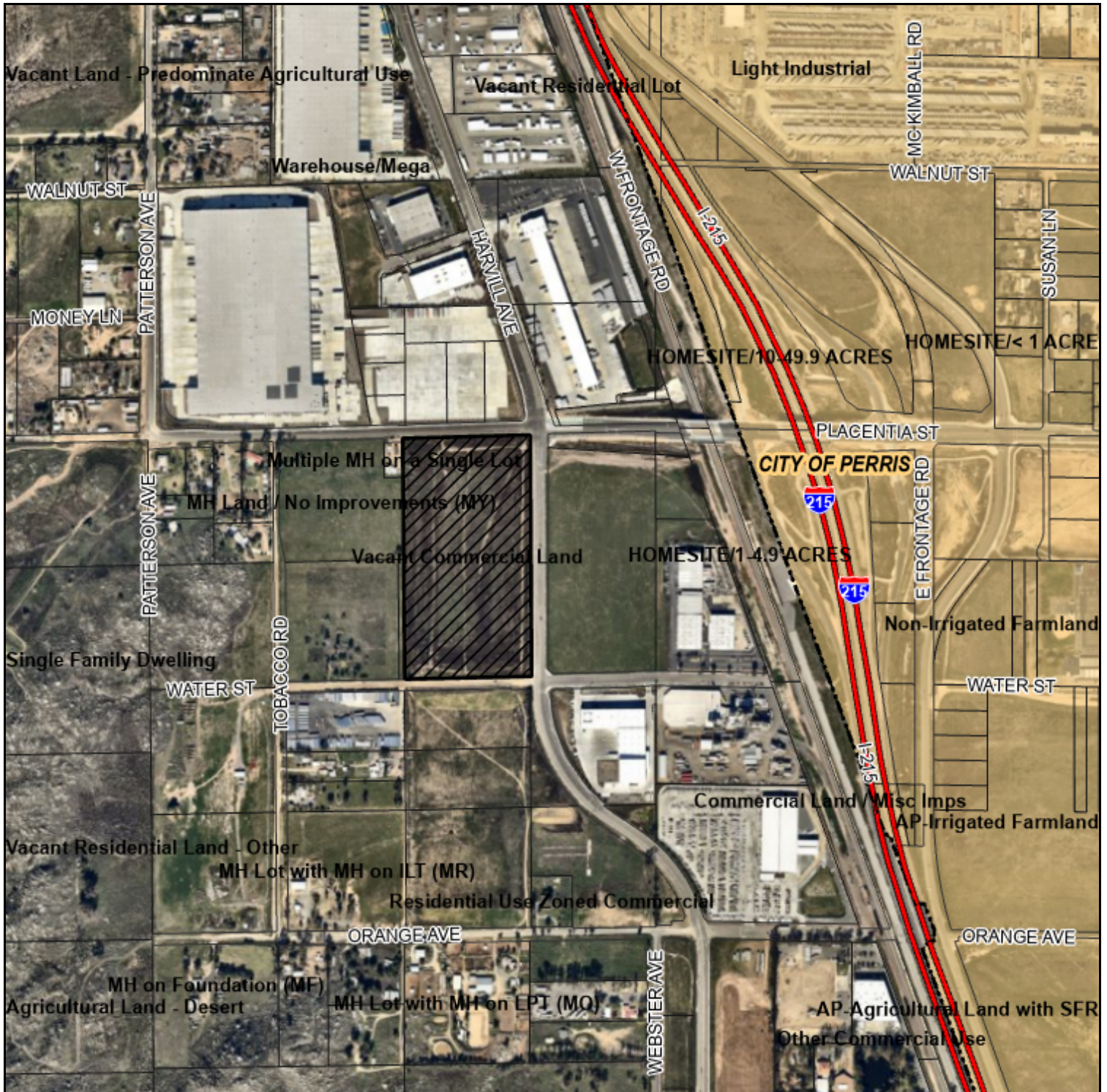
LAND USE

Supervisor: KEVIN JEFFRIES

Date: 4-25-2024

District: 1

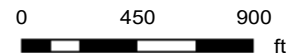
Exhibit: LAND USE MAP



Zoning District: NORTH PERRIS



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38929

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

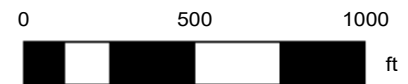
Date: 4-25-2024

District: 1



Zoning Area/District: NORTH PERRIS

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38929

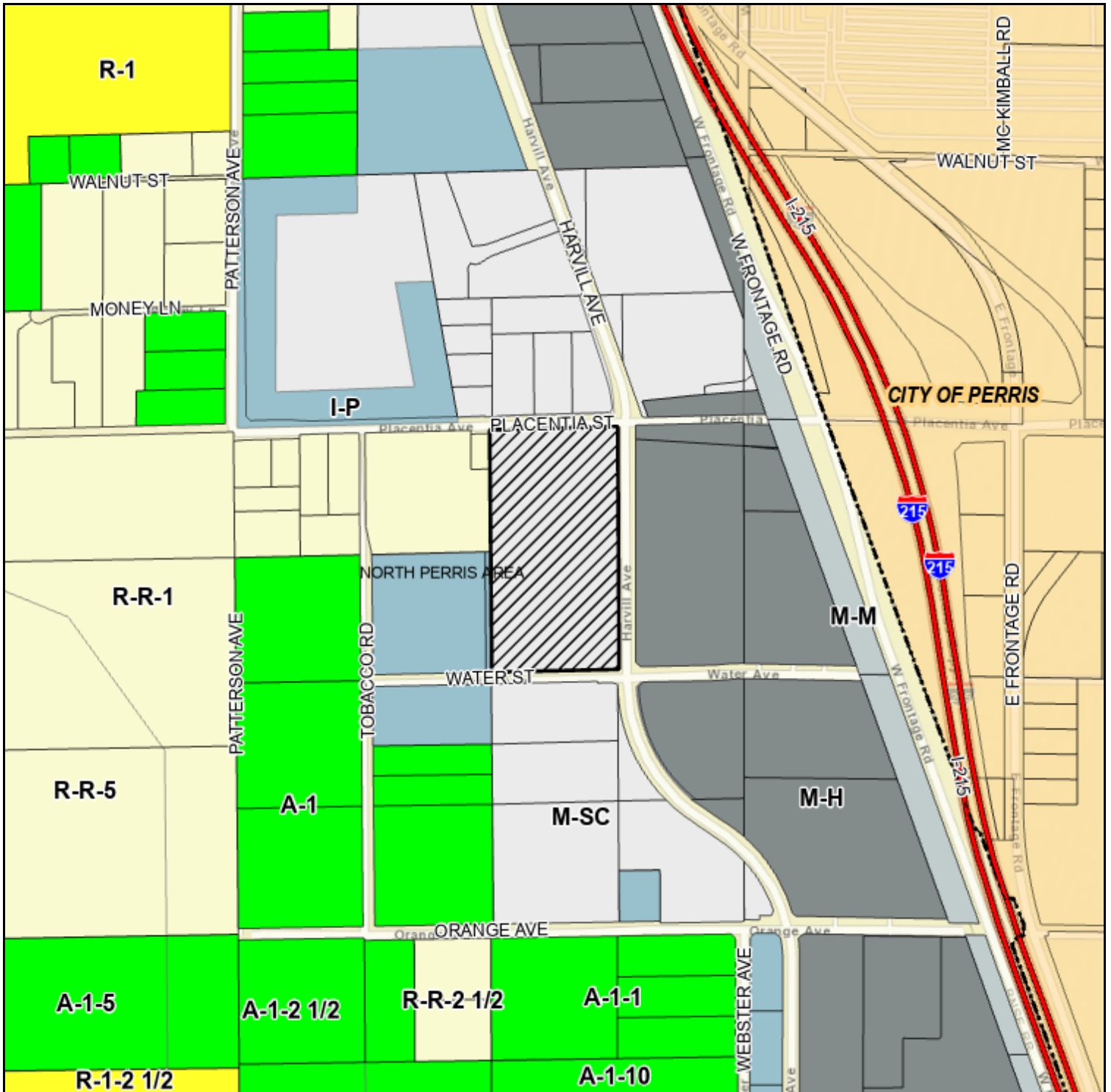
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

District: 1

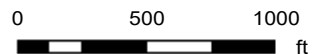
Date: 4-25-2024

Exhibit: EXISTING ZONING



Zoning Area/District: NORTH PERRIS

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305050027
RIVERSIDE COUNTY TRANSPORTATION
COMMISSION
PO BOX 12008
RIVERSIDE CA 92502

305060030
COUNTY OF RIVERSIDE
464 W 4TH ST
SAN BERNARDINO CA 92401

305060039
GRISWOLD INDUSTRIES
1701 PLACENTIA AVE
COSTA MESA CA 92627

305060043
SWIFT TRANSPORTATION OF ARIZONA
20002 N 19TH AVE
PHOENIX AZ 85027

305060044
RIVERSIDE COUNTY TRANSPORTATION
COMMISSION
PO BOX 12208
RIVERSIDE CA 92502

305090047
STAR MILLING CO
P O BOX 1987
PERRIS CA 92572

317240008
EXETER 20388 HARVILL
100 MATSONFORD RD
RADNOR PA 19087

317240017
IPT RIVERSIDE LOGISTICS CENTER II
2151 MICHELSON DR STE 282
IRVINE CA 92612

317240044
RM5 HOLDINGS
20343 HARVILL AVE
PERRIS CA 92570

317240045
KUMIVA GROUP
600 S LAKE AVE STE 200
PASADENA CA 91106

317240047
RIVERSIDE COUNTY FLOOD CONT & WATER
CONSERV DIST
1995 MARKET ST
RIVERSIDE CA 92501

317240055

317260004
ANITA A. BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS CA 92570

317260005
SILVANO SERRANO
3142 EL ROSARIO DR
PERRIS CA 92571

317260014
JEAN PIERRE ESQUIRE
43800 CORONADO DR
TEMECULA CA 92592

317260015
THRIFTY OIL
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317260018
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571

317260034
COUNTY OF RIVERSIDE
3403 10TH ST NO 500
RIVERSIDE CA 92501

317270001
EQUIPMENT VALLEY & INV
13930 OAKS AVE
CHINO CA 91710

317270002
KAVIANNA INC
10759 SAFFRON ST
FONTANA CA 92337

317270003
JO YOUNG PARK
20800 TOBACCO RD
PERRIS CA 92570

317270004
MALCOLM W. SETON
20860 TOBACCO RD
PERRIS CA 92570

317270011
DAN C. CEDERBURG
23672 ORANGE AVE
PERRIS CA 92570

317270013
UMDASCH REAL ESTATE USA LTD
214 GATES RD
LITTLE FERRY NJ 07643

317270014
REDEVELOPMENT AGENCY COUNTY OF
RIVERSIDE
3133 MISSION INN MS 2600
RIVERSIDE CA 92507

317270018
CRAMER FAMILY TRUST UTD 07/16/2002
23901 WATER ST
PERRIS CA 92570



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

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



04/25/24, 12:01 pm

TPM38929

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38929. 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 (TPM38929) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38929 is a proposal to subdivide a 19.72 acre lot industrial lot into six separate lot: This is a Schedule J Map and any subsequent development on the parcels will require an approved tentative map and use permit.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 4 AND - Exhibits

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

Tentative Map No. 38929, dated _____.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 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. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

04/25/24
12:01

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: TPM38929

Parcel: 317260034

50. Prior To Map Recordation

Planning

050 - Planning. 1

Parking Agreement

Not Satisfied

Reciprocal access and a shared parking agreement shall be required for future development on these resulting lots.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – May 6, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR

1.1 NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 PLOT PLAN NO. 220024 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ 240008

- Applicant: Robert Close – Engineer/ Representative: SDH & Associates, Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development (CD): Light Industrial (LI) – Location: North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – 5.06 Gross Acres – Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Mead Valley – **REQUEST:** Plot Plan No. 220024 is a request for the development of a 105,371 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 21 loading dock doors, 82 parking spaces, and will have access from two (2) driveways on Patterson Ave - APN(s):317-140-016, and 317-140-047 – Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

ADOPTED A Mitigated Negative Declaration for Environmental Assessment No. CEQ220048; and,

APPROVED Plot Plan No. 220024 subject to the Advisory Notification Document and Conditions of Approval as modified.

3.2 TENTATIVE PARCEL MAP No. 38261 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor land Divisions) – Applicant: Payload Enterprise – Engineer/Representative: Eric Goldsmith – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (R-RR) – Location: North of Los Alamos Road, east of Howard Road, north of Boulton Road, and west of Holt Lane – 12.42 Gross Acres – Zoning: Rural Residential five (5) acre minimum (R-R-5) – **REQUEST: Schedule "H" subdivision of one (1) 12.42 gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres – APN(s): 573-310-006. Project Planner Joseluis Aparicio (951) 955-6035 or email atijaparicio@rivco.org.**

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

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

APPROVED Tentative Parcel Map No. 38261 subject to the Advisory Notification Document and Conditions of Approval

3.3 TENTATIVE PARCEL MAP NO. 38929 - No New Environmental Docs Required - Applicant: Kimley Horn - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP)- Location: North of Water Avenue, South of Placentia Avenue, East of Tobacco Road and West of Harvill Avenue - 19.72 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - Tentative Parcel Map No. 38929 is a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial parcels for the Riverside University Health Wellness Village Project site that is being processed through facilities management - APN: 317-260-034 –

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

FOUND No new environmental document is required; and,

APPROVED Tentative Parcel Map No. 38929 subject to the Advisory Notification Document and Conditions of Approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – May 6, 2024

Project Planner Joseluis Aparicio (951) 955-6035 or
email at jlaparicio@rivco.org.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 2:08 p.m.