



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*John Hildebrand*  
*Planning Director*

**DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
SECOND CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: May 19, 2023

TO:

Planner: Kathleen Mitchell  
Biology  
Cultural  
WQMP - Transportation

Transportation  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Board of Supervisors – Supervisor Spiegel

Planning Commissioner: Commissioner Gruytch  
Western Municipal Water District (WMWD)  
Sphere of Influence: City of Riverside

**TENTATIVE PARCEL MAP NO. 37888** – Applicant: Rod Arsalan – Engineer/Representative: Maria Jauregui (Agent) AC Engineering Group (Engineer) – Second Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:RC-VLDR) – Location: 19069 Van Buren Boulevard, Riverside, CA, 92508 -- North of Avenue E, East of Birch Street, South of Avenue D, and West of Wood Street – 7.14 Gross Acres – Zoning: Residential-Agricultural 1 acre minimum (R-A-1) – **REQUEST:** Tentative Parcel Map is a Schedule “H” subdivision proposing to subdivide 7.14 acres into 4 lots that are 1.09 gross acres, 1.11 gross acres, 1.27 gross acres, and 4.36 gross acres, respectively. – APN: 321-080-009 – Project Planner: Kathleen Mitchell at 951-955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org) – **BBID#: 214-938-195**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC internal review on June 1, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Kathleen Mitchell, Project Planner at (951) 955-6836, or e-mail at [kmitchell@rivco.org](mailto:kmitchell@rivco.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

DATE: 5/10/2023

PLEASE PRINT NAME AND TITLE: Kathleen Mitchell, Urban Regional Planner III

TELEPHONE: (951) 955-6836

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



RIVERSIDE COUNTY  

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**PLANNING DEPARTMENT**

*John Hildebrand*  
*Planning Director*  
COMMENTS:

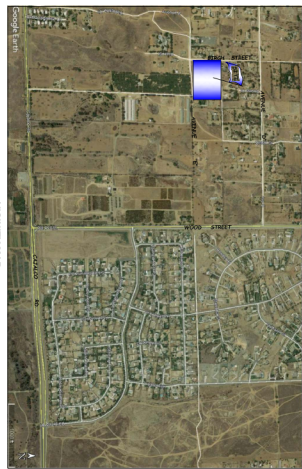
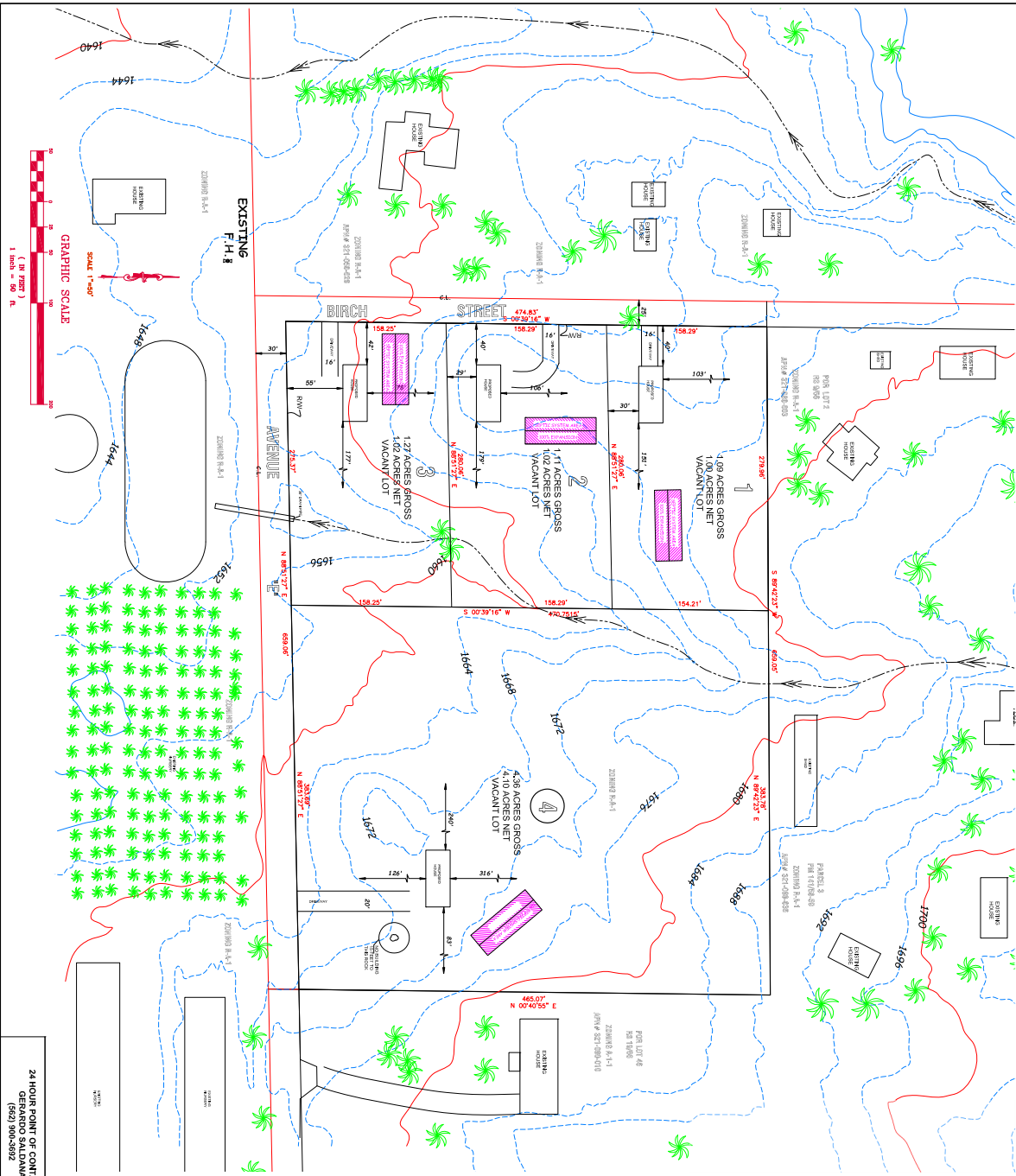
DATE: 5/10/2023

PLEASE PRINT NAME AND TITLE: Kathleen Mitchell, Urban Regional Planner III

TELEPHONE: (951) 955-6836

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IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 37888**  
BEING A DIVISION OF PARCEL 49 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 9, PAGE 66 OF MAPS, RECORDS OF  
RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN SECTION 6, T14S, R14W, S.B.M.  
MAY 2023



- PROPERTY DATA:**
  - PARCEL: 49, 7.14 ACRES NET
  - EXISTING ZONING: R141
  - NEW ZONING: LUMP-SUB
  - NEW LAND USE: RES-CALUR
  - RESIDENTIAL, 20,000 S.F. UNIT
  - MINIMUM LOT AREA: 100 ACRES
  - MINIMUM LOT WIDTH: 100 FEET
  - SETBACKS:
    - FRONT: 100 FT
    - REAR: 100 FT
    - STREET SIDE: 30 FT
    - MAX. HEIGHT: COVERABLE 90% (20' F.T.) CHIMNEY
- ASSESSOR'S PARCEL NO.:** 25-360000-100-0019
- LEGAL DESCRIPTION:** Record in Book of Maps, Public in Record Office of Riverside County, California.
- TOWNSHIP RANGE:** T.14S, R.14W, SEC. 8
- FEMA FLOOD PLAIN:** NOT IN A FLOOD ZONE
- BASIS OF BEARINGS:** CENTER LINE OF BIRCH STREET.
- BM 2, 3, 986**
- BM 3, 986**
- N 07°20'00" W**
- WATERSHED:** SANTA ANA RIVER
- FACILITY ZONE:** NOT IN A FACILITY ZONE
- LIQUOR LICENSE:** NOT IN A LIQUOR ZONE
- PALEONTOLOGICAL:** LOW POTENTIAL

**OWNER:** GERARDO SALDANA  
19809 WAYBURN BLVD #114-534  
RIVERSIDE, CA 92506  
**ASSESSOR PARCEL NO.:** 25-360000-100-0019  
RIVERSIDE COUNTY

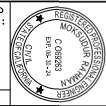
**TITLE:** TENTATIVE PARCEL MAP  
**DATE:** 6/1/2023  
**PLANNER:** K. Mitchell

**THIS MAP PREPARED BY:** LUCAS CONSULTING GROUP, INC.  
14000 MOUNTAIN VIEW BLVD #100  
CORONA, CA 92703  
TEL: 951-272-8181 FAX: 951-272-8183  
DATE OF PREPARATION: 5/25/2023

**CASE:** TPA37888  
**EXHIBIT:** Tentative Parcel Map  
**DATE:** 6/1/2023  
**PLANNER:** K. Mitchell

REVISONS	APPR	DATE

**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:

**TENTATIVE TPARCEL MAP 37888**  
ON BIRCH ST.  
PERRIS, CA 92570

DATE: 5/22/23  
SCALE: 1"=50'  
SHEET 1 OF 1