



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

NOVEMBER 18, 2019

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

3.1 TENTATIVE PARCEL MAP NO. 37634 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) – CEQ180102 – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions, Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – 7.54 Acres – Location: Northerly of Yucca Avenue, easterly of Orange Street, southerly of Lakeview Avenue, and westerly of Sixth Street – Zoning: Residential Agriculture (R-A) – **REQUEST:** A Schedule "H" subdivision of 7.54 gross acres into four (4) single-family residential lots with a minimum lot size of 1.04 gross acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

3.2 TENTATIVE PARCEL MAP NO. 37783 – Exempt from the California Environmental Quality Act (CEQA) – EA40727 – Applicant: Jose and Linda Garza – Engineering/Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley District Zoning – Eastern Coachella Valley Plan – Community Development: Estate Density Residential (CD-EDR) – Located: Southerly of Avenue 53, easterly of Jackson Street, and westerly of Calhoun Street – 8.75 Gross Acres – Zoning: Rural Residential (R-A) – **REQUEST:** A Tentative Parcel Map for a Schedule "H" subdivision of 8.75 gross acres into four (4) parcels. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.com.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: November 18, 2019

PROPOSED PROJECT

Case Number(s):	TPM37634	Applicant(s):	
CEQA Exempt	Section 15061(b)(3), 15315	Representative(s):	Mary Joyce Johnson
Area Plan:	Lakeview/Nuevo		
Zoning Area/District:	Lakeview Area		Jesse Alvarez
Supervisory District:	Fifth District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	426-150-005		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37634 is a Schedule "H" subdivision of 7.54 gross acres into four (4) single-family residential lots with lot sizes ranging from a minimum of 1.04 gross acres to a maximum of 2.40 gross acres (the "project"). The project is located north of Yucca Avenue, east of Orange Street, south of Lakeview Avenue, and west of Sixth Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37634, 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:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR) (1 ac min.)
Proposed General Plan Land Use Designation:	N/A

Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	High Density Residential
East:	Very Low Density Residential
South:	Very Low Density Residential
West:	Very Low Density Residential
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	SP Zone
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential/Vacant
South:	Residential
East:	Residential/Vacant
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.54	
Existing Building Area (SQFT):	2,700	
Proposed Building Area (SQFT):	N/A	
Proposed Minimum Lot Size:	1.04	1
Total Proposed Number of Lots:	4	
Map Schedule:	H	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single family		2 spaces/dwelling unit	2	N/A
TOTAL:				

Located Within:

City's Sphere of Influence:	No – Not in a city sphere
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Community Service Area ("CSA"):	Yes – #146, #152
Special Flood Hazard Zone:	No – Outside floodplain
Agricultural Preserve:	No – Not in an Agricultural Preserve
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not in a Fault Zone
Fire Zone:	No – Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No – Not in a Criteria Cell
CVMSHCP Conservation Boundary:	No – Not in a Conservation Boundary
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No – Not in an Airport Influence Area

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located within a 7.54 acre parcel that includes an existing residential dwelling. The existing single-family residence was permitted through Building Permit No. BRS162106, which allowed for a replacement single story residence with an attached garage and was finalized on March 19, 2018. There was a previous single-family residence located at the site of the currently existing residence,

permitted in 1965 under Building Permit No. BZ130799 and demolished in 2016 under Building Permit No. BDE160082 to make way for the new currently existing home. Prior to the submittal of the application for this Tentative Parcel Map, an application was submitted for a Tentative Tract Map No. 37212 to subdivide the parcel into 12 single-family residential lots. TTM37212 was withdrawn on October 15, 2018 and the application for TPM37634 was submitted just over a week later.

The proposed subdivision is located within the Lakeview/Nuevo Area Plan with a land use designation of Community Development: Very Low Density Residential (VLDR), which allows for a minimum lot size of 1 acre. This schedule "H" subdivision proposes four (4) single-family residential lots with a minimum lot size of 1.04 gross acres, which is consistent with the land use designation per the Lakeview/Nuevo Area Plan. There is no grading proposed at this time. The project site is surrounded by properties with a wide variety of land use designations including High Density Residential (HDR) to the north, Open Space Recreation (OS:R) to the northeast, Medium Density Residential (MDR) to the northwest, and Very Low Density Residential (VLDR) to the west, south, and east. In addition, the project site is also surrounded by properties with a zoning classification of SP Zone to the north, One Family Dwelling (R-1) to the northwest, and Residential Agricultural (R-A) to the west, east, and south.

The roads directly adjacent to the project site, Lakeview Ave to the north, Orange St to the west, and 6th St to the east, all currently have existing street improvements. No additional street improvements have been imposed on the project. The project has been conditioned though, per the Transportation Department, so that all corner cutbacks shall be applied per Standard 805 or Ordinance No. 461.

Tentative Parcel Map No. 37634 was submitted to the County of Riverside on October 24, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area 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.

The proposed subdivision will be into four parcels on a site that has a zoning classification of Residential Agricultural (R-A) and is currently developed with one existing single-family residence located on Parcel 1 in the northwestern portion of the proposed subdivision. The project will create four legal parcels which will meet the Residential Agricultural (R-A) development standards as set forth in Ordinance No. 348 and allowable land uses for the Very Low Density Residential (VLDR) land use designation as set forth in the Lakeview/Nuevo Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years as the previous tentative tract map application was withdrawn from the county. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is relatively flat and the parcel does not have an average slope greater than 20 percent. In regards 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 City of Hemet is located approximately 6 miles to the southeast and has a population of 78,657 people (2010 Census) and the City of Menifee located approximately 5 miles south has a population of 77,519 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

There are no specific or general exceptions to the use of the exemption pursuant to State CEQA Guidelines section 15300.2. The project will not result in any impacts to scenic resources; is not located on a site listed on any hazardous waste and substance facilities lists; would not impact any historic resources; will not result in any cumulative impacts; and there is no reasonable possibility of a significant effect on the environment due to unusual circumstances.

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 Foundation Component of Rural Community and a General Plan Land Use Designation of Very Low Density Residential (VLDR) which allows for single-family detached residences on large parcels of 1 to 2 acres. The VLDR land use designation provides for the development of detached single-family residential dwelling units and ancillary structure on large parcels, and encourages equestrian and other animal-keeping uses, as well as agriculture and small scale commercial uses. The project, as proposed, is dividing the existing 7.54-acre parcel into 4 smaller residential parcels, with a minimum lot size of 1.04 acres.
2. The project site has a Zoning Classification of Residential Agricultural (R-A), which is consistent with the Riverside County General Plan Land Use Designation of VLDR in which it is located. The R-A zone allows various animal keeping and agricultural uses, as well as single-family residential dwelling units. The proposed project is consistent with the allowable uses within the R-A zone.

Entitlement Findings:

Tentative Parcel Map No. 37634 is a Schedule “H” parcel map division proposal to subdivide 7.54 acres into 4 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County 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 the project is consistent with General Plan Principle IV.A.6. Principle IV.A.6 states “existing communities should be revitalized through development of under-used, vacant, redevelopment and/or in-fill sites within existing urbanized areas”. The proposed subdivision facilitates this principle by establishing a development with a higher density that meets the community goals and needs by maintaining the neighborhood character and adhering to the General

Plan land use designation of Very Low Density Residential (VLDR) and zoning of Residential Agricultural (R-A) pursuant to Ordinance No. 348 in the immediate area. In addition, the project is consistent with the General Plan land use designation of Very Low Density Residential, as specified in the Lakeview/Nuevo Area plan, as the proposed project provides for the development of detached single-family residential dwelling units on large parcels of 1 to 2 acres. The project is not located within an approved Specific Plan.

2. The site of the proposed land division is physically suitable for the type of development, as the site meets all development standards per the R-A zoning classification including lot size and setback requirements. In addition, the topography of the site is flat and the existing roads and infrastructure services are accessible.
3. The site of the proposed land division is physically suitable for the proposed density of the development, because the size and shape of the proposed lots are consistent with the General Plan land use designation of Very Low Density Residential (VLDR) and meet the minimum criteria of 1 acre per lot. The proposed project will result in an overall density of 1 dwelling per 1 to 2 acres and will not result in an increase in density than what is permissible per the General Plan.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed subdivision does not drastically increase volume of traffic into and out of the neighborhood. In addition, air quality is not likely to substantially change due to development.
6. 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 No. 460 for a Schedule "H" Map.
 - a. Streets – no additional street improvements are required due to already existing street improvements.
 - b. Street Improvement Plans – no additional street improvements are required due to already existing street improvements.
 - c. Other Improvements – domestic water shall be provided by the Nuevo Water Company, fire protection facilities are already existing and protection services shall be provided by the Riverside County Fire Department and electrical and communication facilities shall be provided by Southern California Edison and Verizon.
 - d. Sewage Disposal – no sewage disposal system is proposed, project conditioned by Environmental Health to provide Onsite Wastewater Treatment Systems (OWTS) plans and percolation report prior to building permit issuance.
 - e. Agricultural Lands – project site not located within agricultural lands.
 - f. Exceptions – no proposed street construction, not applicable.
7. 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, because the subdivision does not include specific plans for the ultimate development of the property or construction.

8. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification of Residential Agriculture (R-A) under Ordinance No. 348, which requires a minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet.

Development Standards Findings:

Per Section 6.52 of Ordinance No. 348, the minimum lot size shall be no less than 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. This project meets those standards as the square footage of any parcel is no less than 1 acre or 43,560 square feet, the width of any parcel is no less than 100 feet and the depth of any parcel is no less than 150 feet.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
 - a. The project was routed to the Environmental Programs Department (EPD) for review and a Multiple Species Habitat Conservation Plan (MSHCP) Consistency analysis was requested by the department. EPD reviewed the document and determined that the project area does not traverse riparian/riverine and vernal pool habitats as defined by the MSHCP. The report also concluded that there is suitable habitat for occupation by burrowing owl (BUOW) present in the project area but none were observed through focused surveys conducted. As a result, a pre-construction BUOW survey has been conditioned (COA: 060 – Planning-EPD.1) and must be completed 30 days or less prior to the initiation of construction to ensure no BUOW are observed onsite. In addition, a Nesting Bird Survey (COA: 060 – Planning-EPD.2) condition was also added to the case in the event habitat or structures that support nesting birds must be cleared during the nesting season (February 15th through August 31st). These are standard conditions for any project located within the MSHCP and does not represent mitigation pursuant to CEQA.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. AB 52 / SB 18 – the project is CEQA exempt per Section 15315, and as such, AB52 consultation is not required.
5. 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.
6. 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. This is a standard condition for any similar project within the SKRHCP fee area and does not represent mitigation pursuant to CEQA.

7. The project was routed to the Riverside County Flood Control department for review and it was determined that except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage and as such, new construction should comply with all applicable ordinances.

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (SRA) and is also not located within a hazard severity zone.

Conclusion:

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

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 in support or 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 mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
VICINITY/POLICY AREAS

Date Drawn: 10/24/13
 Vicinity Map

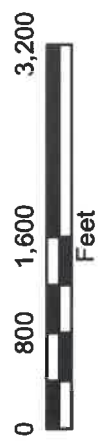
Supervisor Stone
 District 3



RCIT-GIS

Author: Vinnie Nguyen

Zoning Area: Rancho California



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing one land use designations for unincorporated Riverside County. The County of Riverside is not responsible for the accuracy of the information provided on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)945-3000 (Western County) or in Palm Desert at (760)963-8377 (Eastern County) or Website: <http://planning.rivcoll.edu>

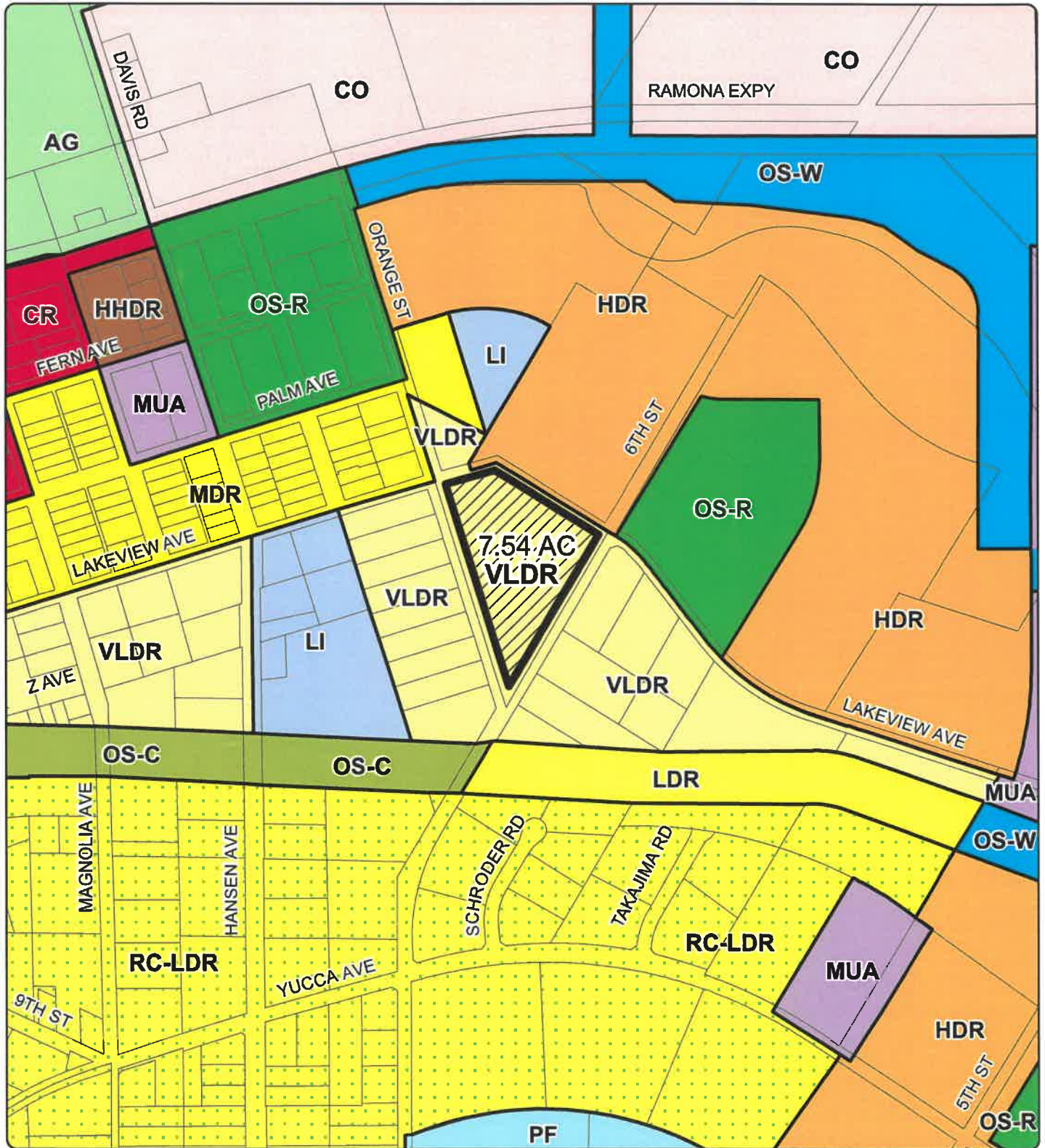
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37634 CEQ180102

EXISTING GENERAL PLAN

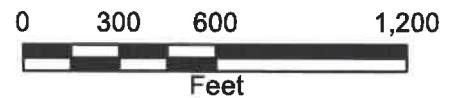
Supervisor: Hewitt
District 5

Date Drawn: 10/07/2019
Exhibit 5



Zoning Area: Lakeview

Author: Vinnie Nguyen



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.rctma.org>

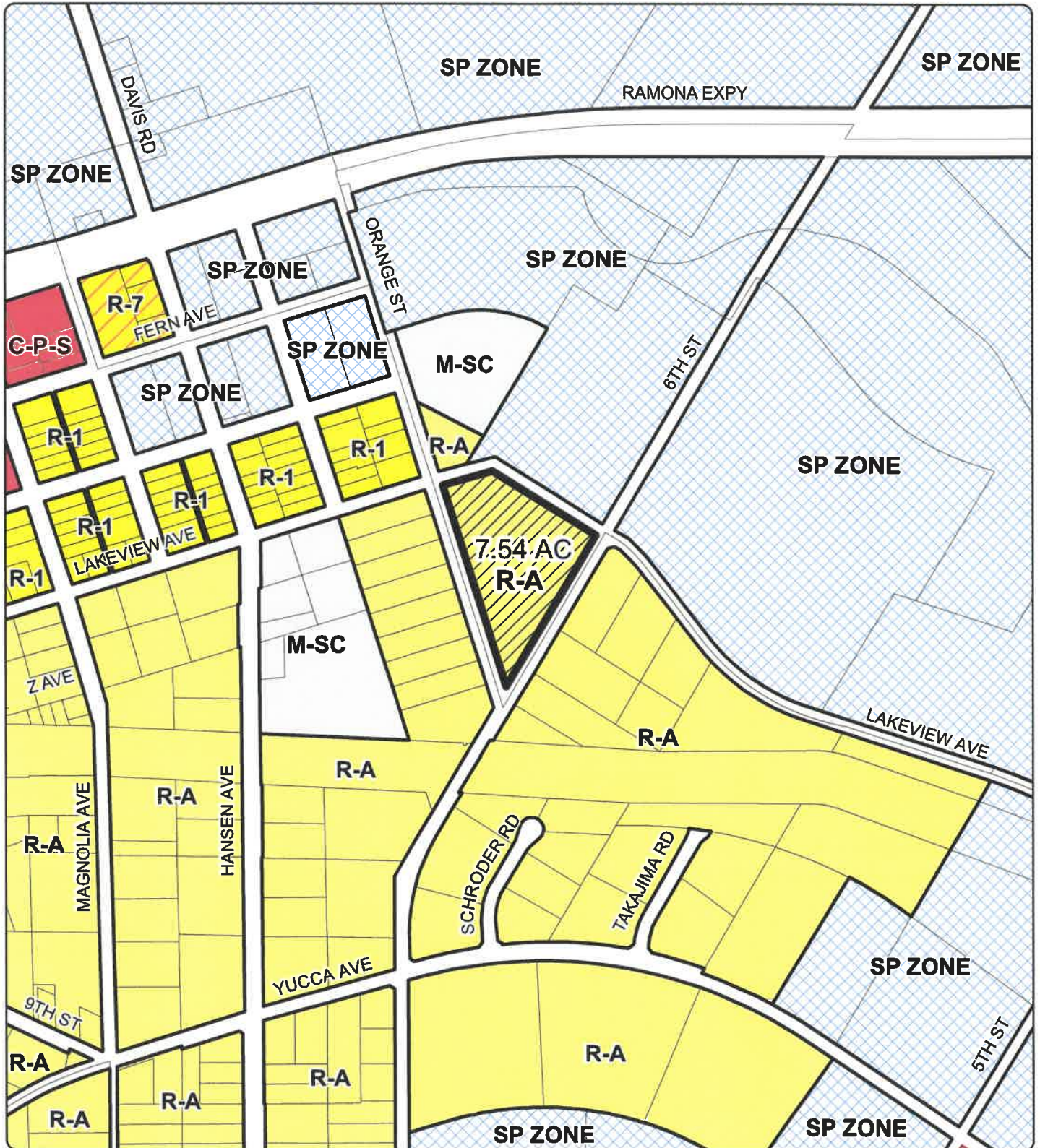
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TPM37634 CEQ180102

EXISTING ZONING

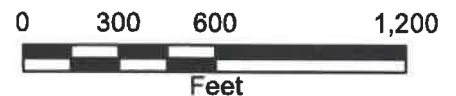
Supervisor: Hewitt
District 5

Date Drawn: 10/07/2019
Exhibit 2



Zoning Area: Lakeview

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37634 CEQ180102

LAND USE

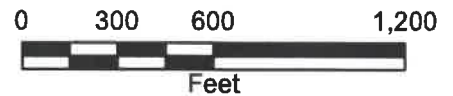
Supervisor: Hewitt
District 5

Date Drawn: 10/07/2019
Exhibit 1



Zoning Area: Lakeview

Author: Vinnie Nguyen



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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE
PARCEL MAP 37634

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF LAKEVIEW MAP NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 34 AND 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SEC. & T. 4S, R. 2E, S.2M.
 OCTOBER, 2018
 HACIENDA DEVELOPMENT SOLUTIONS, INC.
 4 LOTS



VICINITY MAP: (NO SCALE)
 SEC. 6, T. 4S, R. 2E, S.2M.

OWNER/APPLICANT
 MARY JOYCE JOHNSON
 1111
 OCEANVIEW, CA 92554
 (951)350-8611

EXHIBIT PREPARER
 HACIENDA DEVELOPMENT SOLUTIONS, INC.
 75 W. BUERTO ROAD, SUITE E-307
 OCEANVIEW, CA 92554
 (951) 350-8740

LAND USE NOTES:

- 1. 3443 E LAKEVIEW AVENUE, LAKEVIEW, CA 92547
- 2. REF. 481-180-005
- 3. THE PROPERTY IS CURRENTLY ZONED R-1 AND M-SU
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- 19. THE PROPERTY IS CURRENTLY ZONED R-1 AND M-SU
- 20. THE PROPERTY IS CURRENTLY ZONED R-1 AND M-SU

GENERAL NOTES:

- 1. SCHOOL DISTRICTS: PUEBLO UNION HIGH SCHOOL DISTRICT
- 2. WATER - NUESTRO VALDES COMPANY
- 3. GAS - SOUTHERN CALIFORNIA GAS CO.
- 4. TELEPHONE AND CABLE TV - VERIZON
- 5. THIS TENTATIVE PARCEL MAP IS A SUBDIVISION OF THE ABOVE LISTED PROPERTY.
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- 20. THIS TENTATIVE PARCEL MAP IS A SUBDIVISION OF THE ABOVE LISTED PROPERTY.

LEGAL DESCRIPTION:

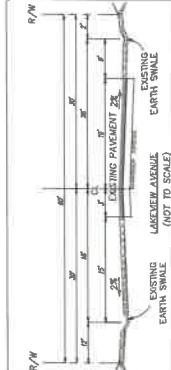
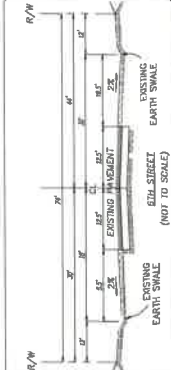
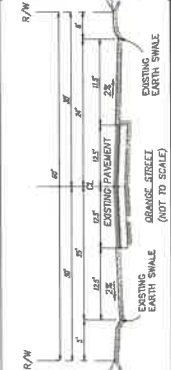
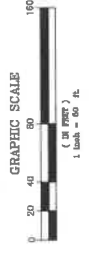
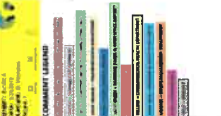
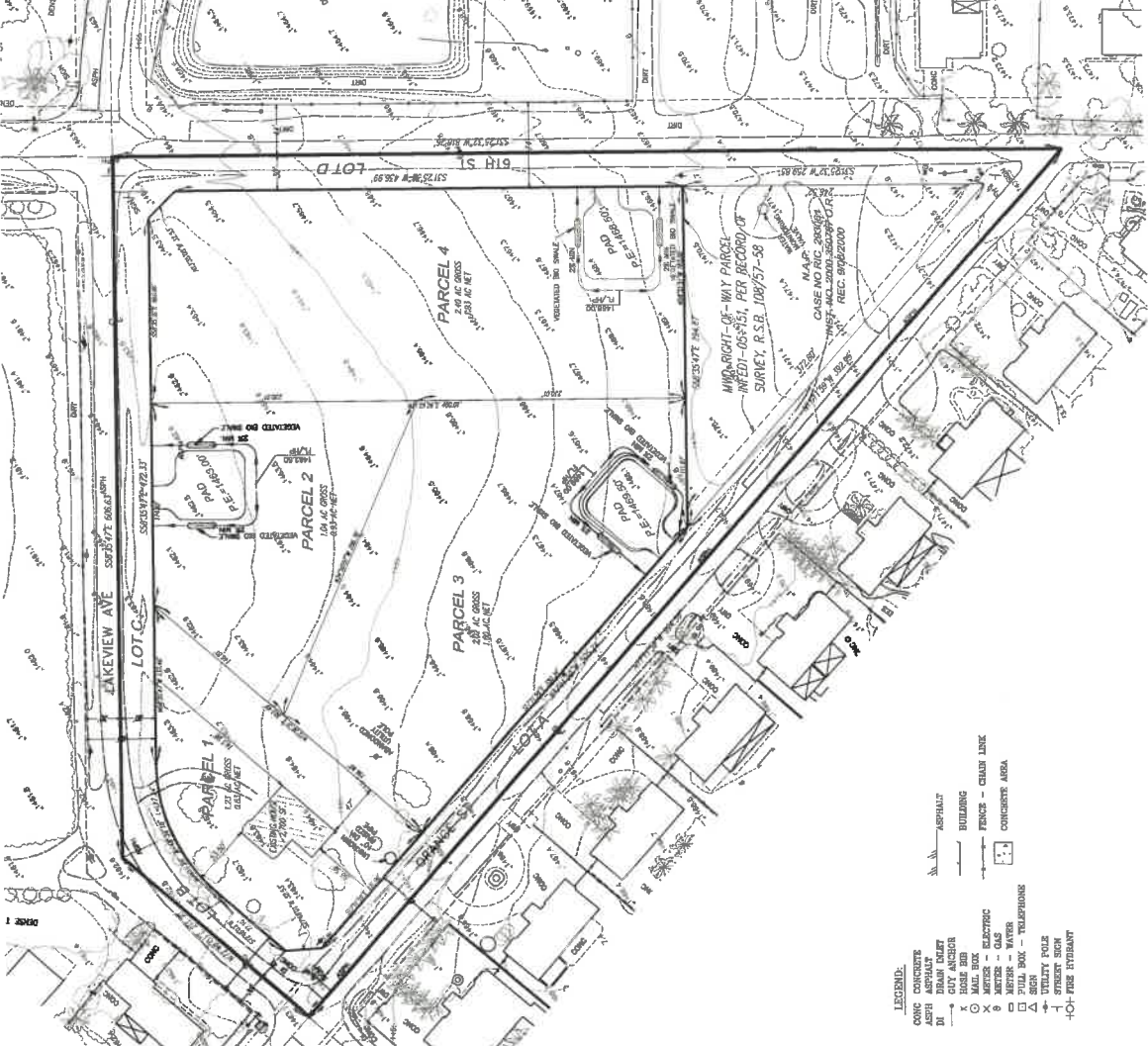
LOT 5 OF LAKEVIEW MAP NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 34 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREAFTER:

THE PORTION OF LOT 5 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 34 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LITING SOUTHWESTERLY OF THE CENTERLINE OF ORANGE STREET PER RECORD OF SURVEY MAP FILED IN BOOK 100, PAGES 07 & 56, BEING 1171.10 SQ. FT.

EASEMENT NOTES:

THESE EASEMENTS ARE SHOWN BY MAP ON FILE IN BOOK 1, PAGE 34 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 34 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LITING SOUTHWESTERLY OF THE CENTERLINE OF ORANGE STREET PER RECORD OF SURVEY MAP FILED IN BOOK 100, PAGES 07 & 56, BEING 1171.10 SQ. FT.



- LEGEND:**
- CONC. CONCRETE
 - ASPH. ASPHALT
 - DI. DRAINAGE
 - CUV. CULVERT
 - HOSE BIB
 - MALL BOX
 - MANHOLE
 - METER - GAS
 - METER - WATER
 - PULL BOX - TELEPHONE
 - UTILITY POLE
 - STREET SIGN
 - FIRE HYDRANT
 - ASPHALT
 - BUILDING
 - FENCE - CHAIN LINK
 - CONCRETE AREA

DATE	SITE	REVISIONS



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

Juan C. Perez
Agency Director



10/22/19, 5:22 pm

TPM37634

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37634. 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 (TPM37634) 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. 37634 is a Schedule "H" subdivision of 7.54 gross acres into four (4) single-family residential lots with lot sizes ranging from a minimum of 1.04 gross acres to a maximum of 2.40 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Parcel Map No. 37634, Exhibit A (Site Plan), dated October 2018.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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
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)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - 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)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - 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
- 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)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents and additional information by applicant's representative submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Questions pertaining to the review of this project may be directed to Michael Venable at 951.955.1248 or mlvenabl@RIVCO.org

Planning

Planning. 1 General – 90 Days to Protest

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

Planning. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
 - (b) to have been obtained by fraud or perjured testimony; and/or,
 - (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

Planning. 3 General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 General – Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 5 General – 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 TPM37634 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

General – Hold Harmless (cont.)

(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 TPM37634, 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.

Planning. 6

General – 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. 7

General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

(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

General Conditions

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

2. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

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

4. 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

Waste General

- 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.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES "Notice is hereby given that this property is located in the Lakeview/Nuevo Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid, by cashier's check or money order (only), to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

Survey

050 - Survey. 1 Easement Not Satisfied

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.

Transportation

050 - Transportation. 1 Corner Cut-back Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 37634 is located within the boundaries of the Lakeview/Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 2093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey 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, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied

will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

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

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit.

More information can be found at the following website. <http://rcflood.org/npdes/>

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED (cont.) Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

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

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

If no grading is proposed or required, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

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

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

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

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

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3 Water Will Serve Not Satisfied

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

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 37634 is located within the boundaries of the Lakeview/Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied

Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 2093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

080 - Planning. 1 School Mitigation Not Satisfied

Impacts to the Nuvview Union & Perris Union High Unified School District(s) shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.
<http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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

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

Planning

090 - Planning. 1 Map - 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 County Service Area Nos. 146 & 152.

Transportation

090 - Transportation. 1 LAKEVIEW/NUEVO FUNDING Not Satisfied

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 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 PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: November 13, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

Riv. Co. Waste Resources Management Dept.
County Service Area No. 146 c/o EDA
Nuvview/Romoland Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: 5th District
Planning Commissioner: 5th District
Nuvview Union & Perris Union High
Nuevo Water Company

Southern California Edison Co. (SCE)
Southern California Gas Co.
Telephone: Verizon
Cable T.V.: Verizon
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District

TENATIVE PARCEL MAP NO. 37634 – CEQ180102 – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 ac min.) – 7.54 Acres – Location: North of Yucca Avenue, East of Orange Street, South of Lakeview Avenue, and west of Sixth Street – Zoning: Residential Agriculture (R-A) **REQUEST: a Schedule “H” subdivision of 7.54 gross acres into 4 single-family residential lots - APN: 426-150-005. **BBID: 219-146-127****

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 Public Land Use System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 6, 2018.** 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 Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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.

CE007810 TPM37634
CEA180102



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: MARY JOYCE JOHNSON

Contact Person: JESSE ALVAREZ E-Mail: jessealvarez76@gmail.com

Mailing Address: 1410 CARMELO DRIVE, # 11

OCEANSIDE CA 92054

City State ZIP

Daytime Phone No: (951) 330-6511 Fax No: ()

Engineer/Representative Name: HACIENDA DEVELOPMENT SOLUTIONS INC

Contact Person: SERGIO VAZQUEZ E-Mail: sergio@haciendads.com

Mailing Address: 75 W. NUEVO ROAD, SUITE E-307

PERRIS CALIFORNIA 92571

City State ZIP

Daytime Phone No: (951) 623-0287 Fax No: ()

Property Owner Name: MARY JOYCE JOHNSON

Contact Person: JESSE ALVAREZ E-Mail: jessealvarez76@gmail.com

Mailing Address: 1410 CARMELO DRIVE, # 11

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

OCEANSIDE ^{Street} CALIFORNIA 92054
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 330-6511 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

MARY JOYCE JOHNSON
PRINTED NAME OF PROPERTY OWNER(S)

Mary Joyce Johnson
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 426-150-005

Approximate Gross Acreage: 7.54

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of YUCCA AVE, South of LAKEVIEW AVE, East of ORANGE ST, West of SIXTH ST

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 43,560sq ft
Number of existing lots: 1 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): GEOTECHNICAL

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: MARY JOYCE JOHNSON

Address: 1410 CARMELO DR. #11, OCEANSIDE CA 92054

Phone number: (951) 330-6511

Address of site (street name and number if available, and ZIP Code): 31411 E LAKEVIEW AVE. 92567

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 426-150-005

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: *Mary J Johnson*

Date 10-16-18

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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



*Juan C. Perez
Agency Director*

*Patricia Romo
Assistant Director
Transportation Department*

*Juan C. Perez
Interim Planning Director
Planning Department*

*Mike Lara
Building & Safety Official
Building & Safety Department*

*Greg Flannery
Code Enforcement Official
Code Enforcement Department*

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing**

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and MARY JOYCE JOHNSON hereafter "Applicant" and MARY JOYCE JOHNSON "Property Owner".

Description of application/permit use:

PROPOSE A SUBDIVISION OF 7.54 ACRES OF LAND INTO 4 INDIVIDUAL LOTS

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A.Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B.Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C.The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 426-150-005

Property Location or Address: 31411 E LAKEVIEW AVE. NUEVO CA 92567

2. PROPERTY OWNER INFORMATION:

Property Owner Name: MARY JOYCE JOHNSON Phone No.: (951)330-6511

Firm Name: N/A Email: _____

Address: 11410 CARMELO DRIVE, #11, OCEANSIDE CA 92054

3. APPLICANT INFORMATION:

Applicant Name: MARY JOYCE JOHNSON Phone No.: (951)330-6511

Firm Name: N/A Email: _____

Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant: Mary J Johnson Date: 10-16-2018

Print Name and Title: MARY J. JOHNSON owner

Signature of Property Owner: Mary J Johnson Date: 10-16-18

Print Name and Title: MARY J JOHNSON owner

FOR COUNTY OF RIVERSIDE USE ONLY

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

Application or Permit #(s) _____

Set#: _____ Application Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Mary Johnson 10-16-18
Property Owner(s) Signature(s) and Date

MARY J. JOHNSON
PRINTED NAME of Property Owner(s)

if the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

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

TENATIVE PARCEL MAP NO. 37634 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) – CEQ180102 – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions, Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – 7.54 Acres – Location: Northerly of Yucca Avenue, easterly of Orange Street, southerly of Lakeview Avenue, and westerly of Sixth Street – Zoning: Residential Agriculture (R-A) – **REQUEST:** A Schedule “H” subdivision of 7.54 gross acres into four (4) single-family residential lots with a minimum lot size of 1.04 gross acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 18, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6035 or email at gvillalo@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 07, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37634 / CEQ180102 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

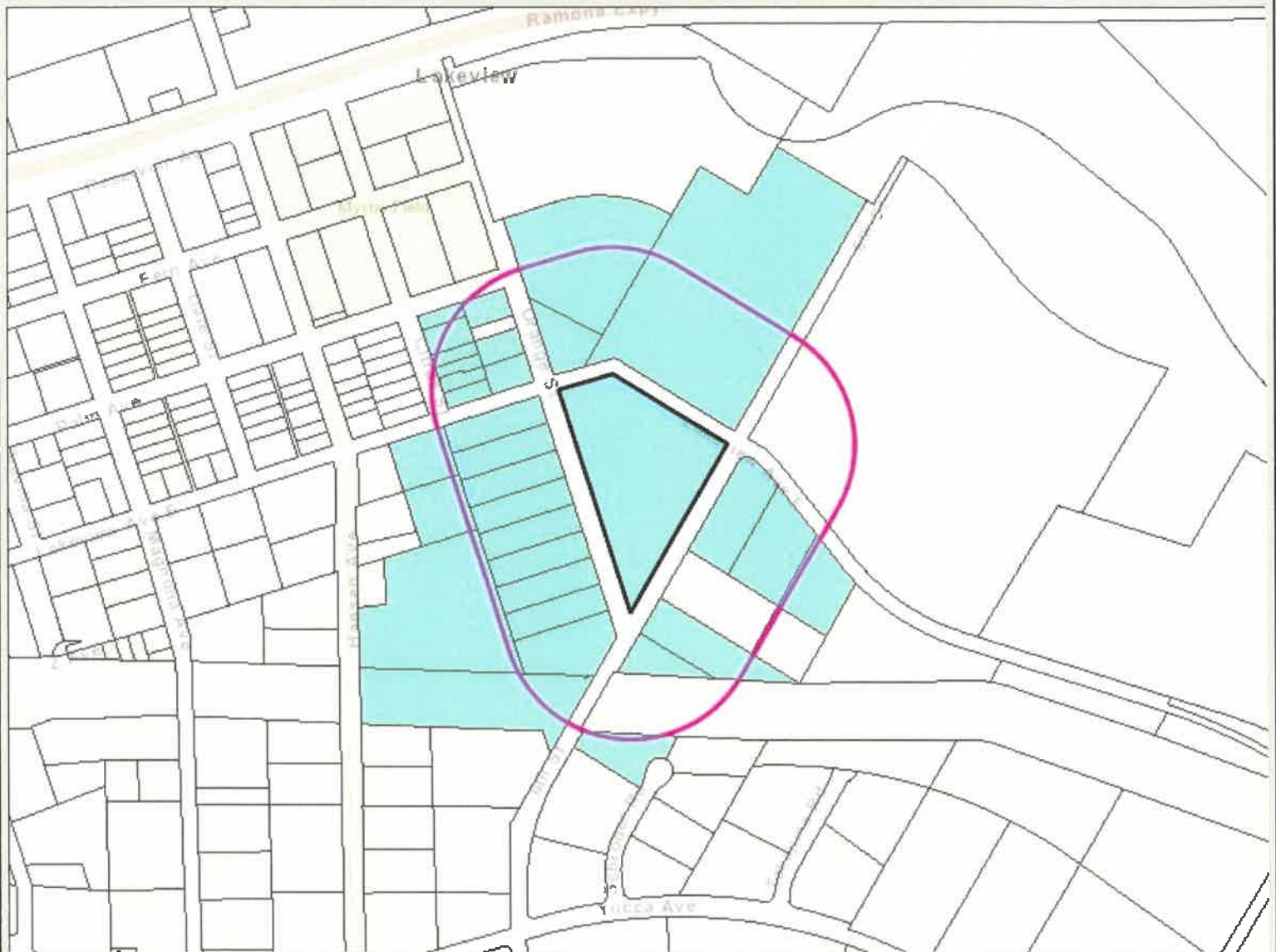
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37634 / CEQ180102 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/7/2019 11:24:13 AM

© Riverside County RCIT

426150008
NUEVO DEV CO
1156 N MOUNTAIN AVE
UPLAND CA 91786

426150006
ROBERT OCHOA
MOLLY OCHOA
19710 ORANGE ST
LAKEVIEW CA. 92550

426106016
JULIA R SERNA
19767 ORANGE ST
LAKEVIEW CA 92567

426106012
MANUEL SERNA
STELLA SERNA
19767 ORANGE ST
NUEVO CA. 92567

426106020
FRANK MARTINEZ
KRISTEN K MARTINEZ
19788 CITRUS ST
LAKEVIEW CA 92567

426122009
AMADOR FERNANDEZ
19815 ORANGE ST
NUEVO CA. 92567

426122010
RODOLFO BECERRA
19825 ORANGE ST
NUEVO CA. 92567

426122012
SAUL MENDEZ
19845 ORANGE ST
NUEVO CA. 92567

426140045
MARY JOYCE JOHNSON
19856 ORANGE ST
NUEVO CA 92567

426150005
MARY JOYCE JOHNSON
19865 ORANGE ST
NUEVO CA 92567

426140046
ALFONSO MENDOZA
ALICIA MENDOZA
19875 ORANGE ST
NUEVO CA. 92567

426140047
JOSE LEOS
PATRICIA LEOS
19885 ORANGE ST
NUEVO CA. 92567

426140023
GERALD J NORMAN
19940 HANSEN AVE
NUEVO CA. 92567

426160037
WANDA SUE ARMSTRONG
19950 6TH ST
NUEVO CA. 92567

426140043
GILBERT GRANILLO
19965 ORANGE ST
NUEVO CA 92567

426160038
PATRICK M CONATSER
23096 SKY MESA RD
HOMELAND CA 92548

426106010
ALBINO SERNA
ESPERANZA SERNA
23321 GONDOR DR
LAKE FOREST CA 92630

426106011
FRANK MARTINEZ
KRISTEN K MARTINEZ
29788 CITRUS ST
LAKEVIEW CA 92567

426160050
NUEVO MUTUAL WATER COMPANY
30427 11TH ST
NUEVO CA 92567

426106019
BENTON J LOYD
MARIA ELIZABETH LOYD
31254 ELECTRIC AVE
NUEVO CA 92567

426122002
JOEL PELAYO
MARIA D PELAYO
31285 E LAKEVIEW AVE
LAKEVIEW CA. 92550

426122004
JOEL PELAYO
MARIA D PELAYO
31285 E LAKEVIEW AVE
NUEVO CA 92567

426150007
ROBERTO DURAN
DIANA R DURAN
31400 LAKEVIEW AVE
NUEVO CA. 92567

426160056
MARTIN GOMEZ OCHOA
31945 LAKEVIEW AVE E
NUEVO CA. 92567

426160052
ANTHONY VEGA CORNEJO
3590 RANCH ST
PERRIS CA 92571

426106021
FRANKLIN SERNA
41556 WHITTIER AVE
HEMET CA 92544

426122011
JOSE GUTIERREZ
OLGA GUTIERREZ
P O BOX 1069
NUEVO CA 92567

426140044
JAMES V OLIVAS
CHRISTINE OLIVAS
P O BOX 382
NUEVO CA 92567

426140038
MWD
P O BOX 54153
LOS ANGELES CA 90054

426106007
GUADALUPE LOPEZ
MARY J LOPEZ
P O BOX 85
LAKEVIEW CA 92567

426106018
MARY JESSIE LOPEZ
GUADALUPE LOPEZ
PO BOX 284
NUEVO CA 92567

426160047
FRED J PETERS
MARY K MILLER
PO BOX 847
NUEVO CA 92567

Applicant/Owner:

Mary Joyce Johnson
c/o Jesse Alvarez
19735 Orange St.
Nuevo, CA 92567

Applicant/Owner:

Mary Joyce Johnson
c/o Jesse Alvarez
19735 Orange St.
Nuevo, CA 92567

Engineer/Rep:

Hacienda Development Solutions Inc.
c/o Sergio Vazquez
75 W. Nuevo Road, Suite E-307
Perris, CA 92571

Engineer/Rep:

Hacienda Development Solutions Inc.
c/o Sergio Vazquez
75 W. Nuevo Road, Suite E-307
Perris, CA 92571

Owner:

Mary Joyce Johnson
1410 Carmelo Drive #11
Oceanside, CA 92054

Owner:

Mary Joyce Johnson
1410 Carmelo Drive #11
Oceanside, CA 92054

Non-County Agencies:

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant 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.: Tentative Parcel Map No. 37634 (TPM37634)

Project Location: 19814 Orange St. Nuevo, CA 92567

Project Description: a Schedule "H" subdivision of 7.54 gross acres into 4 single-family residential lots with a minimum lot size of 1.04 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Mary Joyce Johnson, 1410 Carmelo Drive #11, Oceanside, CA 92054

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 (Sec. 15315, Sec. 15061(b)(3))
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area 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.

The proposed subdivision will be into four parcels on a site that has a zoning classification of Residential Agricultural (R-A) and is currently developed with one existing single-family residence located on Parcel 1 in the northwestern portion of the proposed subdivision. The project will create four legal parcels which will meet the Residential Agricultural (R-A) development standards as set forth in Ordinance No. 348 and allowable land uses for the Very Low Density Residential (VLDR) land use designation as set forth in the Lakeview/Nuevo Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years as the previous tentative tract map application was withdrawn from the county. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is relatively flat and the parcel does not have an average slope greater than 20 percent. In regards 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 City of Hemet is located approximately 6 miles to the southeast and has a population of 78,657 people (2010 Census) and the City of Menifee located approximately 5 miles south has a population of 77,519 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

Gabriel Villalobos (951) 955-6184
County Contact Person Phone Number
Gabriel Villalobos Project Planner 10/22/19
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 08/22/2017: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

Director's Hearing: November 18, 2019

PROPOSED PROJECT

Case Number(s): Tentative Parcel Map No. 37783
EA No.: 40727 (previously Approved)
Area Plan: Eastern Coachella Valley
Zoning Area/District: Lower Coachella Valley District
Supervisory District: Fourth District
Project Planner: Mina Morgan
Project APN(s): 780-070-001

Applicant(s): Jose and Linda Garza

Representative(s):

Robert J. Mainiero, P.E.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37783 is a Schedule "H" subdivision that proposes to subdivide a 8.75 gross acre parcel into four (4) parcels that range in size from 2.14 – 2.16 gross acre. There is an existing residence that would remain on parcel No.3 as part of this project. The project is located south of Avenue 53, east of Jackson Street, and west of Calhoun Street. The project address is 83125 Avenue 53.

Background: The Project was previously approved under Tentative Parcel Map 32837 and Environmental Assessment No. 40727, however, during the Final Map processing the project expired, and the applicant has resubmitted the Tentative Parcel Map to continue processing the Final Map.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

APPROVE TENTATIVE PARCEL MAP NO. 37783, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A

Existing General Plan Land Use Designation:	Community Development: Estate Density Residential (CD-EDR) (2 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Agriculture: Agriculture (AG-AG)
East:	Agriculture: Agriculture (AG-AG)
South:	Agriculture: Agriculture (AG-AG)
West:	Agriculture: Agriculture (AG-AG)
Existing Zoning Classification:	Residential Agricultural (R-A-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use:	Residential Dwelling
Surrounding Uses	
North:	Agriculture
South:	Residential Dwelling & Agriculture
East:	Residential Dwelling & Agriculture
West:	Residential Dwelling & Agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.14/ Net Acres	N/A
Proposed Minimum Lot Size:	2.14/ Net Acres	2 acres min.
Total Proposed Number of Lots:	4	4 / max.
Map Schedule:	Schedule H	

Located Within:

City's Sphere of Influence:	La Quinta
Community Service Area ("CSA"):	Yes – Vista Santa Rosa #125 & #152 for lighting & libraries
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High

Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No – Not within Coachella Valley Conservation Area
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On September 5, 2007 the Planning Commission approved Tentative Parcel Map No. 32837 at this site. Tentative Parcel Map No. 32837 expired during the County review process and final recordation of the subdivision was not completed. In order to finalize the previously approved project the applicant is required to reapply for a new Tentative Parcel Map application.

On August 8, 2019 the applicant for this project applied for Tentative Parcel Map No. 37783 Conditions of approval from the previous approved Tentative Parcel Map No. 32837 will remain for the current application.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

On May 6, 2008 the Riverside County Board of Supervisors approved Tentative Parcel Map No.32837 and Environmental Assessment No. 40727. This approval included an Initial Study (IS) and a Mitigated Negative Declaration (MND) that was prepared in accordance with the State CEQA Guidelines. Tentative Parcel Map No. 32837 and Tentative Parcel Map are identical request, and would result in the creation of four lots intended for residential use. Therefore, Environmental Assessment No. 40727 has been approved and further environmental review is not required. Based on the findings incorporated in Environmental Assessment No. 40727 the project will not have a significant effect on the environment and no mitigation measures are necessary.

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 is designated Community Development: Estate Density Residential (CD-EDR) (2 Acre Minimum) in the Lower Coachella Valley District Area. Development within this area is encouraged to be "single-family detached residences and attached residences with a 2 to 5 acre range. Limited agriculture and intensive animal keeping is discouraged. The proposed subdivision will result in four (4) parcels that are approximately 2.14 acres. The subdivision is consistent with the land use designation, the surrounding community, and with all other relevant policies of this area and the overall General Plan.
2. The existing zoning classification for the project site is Residential Agricultural (R-A). The surrounding community or neighborhoods is Agricultural (R-A) which also permits one-family dwellings and agriculture.

Entitlement Findings:

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, as discussed herein. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative parcel map complies with the General Plan and is consistent with the surrounding community of the Lower Coachella Valley. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance.
2. The site is physically suitable for the type and development of the proposed residential development in that the project site is located in an area that is comprised of single-family residential and agriculture uses; plus the subject property is compatible with the surrounding land uses within the project vicinity.

3. The site of the proposed land division is physically suitable for the type of density, because the subdivision proposes to provide residential individual lots for future residences. This development is consistent with the General Plan land use designation of Community Development: Estate Density Residential (CD: EDR) that allows single-family detached residences on large parcels of a minimum of two (2) acres. The proposed parcels are approximately 2.14 acres in size and each parcel would be consistent with the General Plan density for future single-family development.
4. On May 6, 2008 the Riverside County Board of Supervisors approved Tentative Parcel Map No.32837 and Environmental Assessment No. 40727. This approval included an Initial Study (IS) and a Mitigated Negative Declaration (MND) that was prepared in accordance with the State CEQA Guidelines. As noted in the Staff Report, Tentative Parcel Map No. 32837 is a copy of the proposed project TPM 37783 as part of this application. No changes to Environmental Assessment No. 40727 have been made and further environmental review is not required. It was determined that the subdivision has met the criteria and would not cause substantial environmental damage, serious health problems or substantially and avoidable injure fish or wildlife through project design and conditions of approval.
5. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. The proposed parcel map is subdividing parcel sizing under a Tentative Parcel Map that does not include construction. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions.
6. 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 No. 460 for a Schedule "H" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
 - a. Streets: For a Schedule H subdivision, sufficient right of way l'm on Jackson shall be dedicated for public use to provide for 64-foot halfway right-of-way. Corner cut-backs shall be dedicated for public use at all intersections in accordance with county standards No. 805. If the developer constructs the improvements after this parcel map is annexed to the city of La Quinta additional right-of-way may be required to meet to city of La Quinta's request.
 - b. Ord. No. 460 10.13.A.1.a.3; Interior streets should be improved with 24 feet of acceptable aggregate base (0. 33' thick) on a 32 foot graded section within a 36 foot-full-width width dedicated right-of-way terminating in the standard cul-de-sac as approved by the Transportation Department.
 - c. Ord. No. 460 10.13.A.1.d; Lot access shall be restricted on Jackson Street and so noted on the final map.
 - d. Ord. No. 460 10.13.A.1.b. 1; Per the Transportation Department, Jackson Street is a County maintained road and shall be improved with concrete curb-and-gutter located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standards No. 92 (draft) page 1 and 2 (86 feet – 128 feet) modified to reflect the Vista Santa Rosa design Guidelines by eliminating the center median and installing a 5-foot wide colored stabilized and compacted decomposed granite meandering sidewalk along the westerly side of the road as approved by the Transportation Department. Sidewalk on General Plan roads within the Vista Santa Rosa area will be on the southerly and western sides only.

7. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
8. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classifications of Residential Agricultural (R-A).

Development Standards Findings:

1. One family residence shall not exceed forty feet (40') in height. No other building or structure shall exceed fifty feet (50') in height. The project parcel currently has residential dwelling(s) on it. Their height is under 40 feet and reside on both proposed lots. All other future buildings or structures will also need to comply with this development standard.
2. Lot size shall not be less than 20,000 square feet with the minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The project proposes to subdivide an 8.75 gross acre area into (4) parcels that range in size between 2.14 – 2.16 gross acres. The project proposes lot width of 301.70' and a lot depth of 312' for parcel 1, 303.14' lot width and 311.02' lot depth for parcel 2, 300' lot width and 311.56' lot depth for parcel 3, and 300' lot width and 312' lot depth for parcel 4, which meet the minimum requirement of the Riverside County Ordinance and is consistent with the previously approved Parcel Map (PM32837).
3. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. Since the project is proposing lots greater than 20,000 square feet, animals are permitted, if desired. Currently there are may be animals on the existing project site.
4. The front yard setback shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. One both proposed parcels, the existing structures closest to the front property line (street line) is 30 feet from the street line. The proposed project meets the requirement.
5. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The project proposes lots of 1.33 gross acres each and has plenty of space to allow two (2) spaces per dwelling unit, as required per Section 18.12 of Ordinance No. 348.

Other Findings:

1. The project site is not located within Coachella Valley Multiple Species Habitat Conservation Plan Area Conservation.
2. The project site is located within La Quinta city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Local Responsibility Area ("LRA") and is also located within a very high hazard severity zone.

Conclusion:

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

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 2400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the general public, indicating 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 mailing of the Planning Director's decision.

TPM No. 37783
83125 53 Avenue



Legend

- Parcel APNs
- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

Notes

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.

ACIT



0 188 376 Feet

REPORT PRINTED ON... 8/30/2019 10:38:29 AM

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



Juan C. Perez
Agency Director

11/14/19, 10:12 am

TPM37783

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37783. 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 (TPM37783) 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

A Tentative Parcel Map for a Schedule "H" subdivision of 8.75 gross acres into four (4) parcels. APN 780-070-001

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT Tentative Map, dated August 2019 for Tentative Parcel Map No. 37783

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

• 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) • 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP* -PM 10 PLAN REQUIRED

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations". 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

BS-Grade. 2 0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

BS-Grade. 3 0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

BS-Grade. 4 0010-BS-Grade-MAP-G1.4 NPDES/SWPPP

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

ADVISORY NOTIFICATION DOCUMENT

BS-Grade**BS-Grade. 4 0010-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)**

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

BS-Grade. 5 0010-BS-Grade-MAP-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading.

BS-Grade. 6 0010-BS-Grade-MAP-G2.2 IMPORT/EXPORT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building & Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building & Safety Director for approval.

BS-Grade. 7 0010-BS-Grade-MAP-G2.4 GEOTECH/SOILS RPTS

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 7 **0010-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.)**

GEOLOGIC REPORTS.

BS-Grade. 8 **0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD**

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

BS-Grade. 9 **0010-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

BS-Grade. 10 **0010-BS-Grade-MAP-GIN INTRODUCTION**

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

Fire

Fire. 1 **0010-Fire-MAP-#13-HYDRANT SPACING**

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI.

Fire. 2 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS**

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Planning

Planning. 1 **0010-Planning-MAP - CVWD LETTER**

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1 0010-Planning-MAP - CVWD LETTER (cont.)**

The land divider, and the land divider's successor in interest, shall remain in compliance with the stormwater and utilities requirements of the CVWD letter dated March 27,2006, a copy of which is on file with the Riverside County Planning Department.

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 3 0010-Planning-MAP - FINAL MAP PREPARER

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

Planning. 4 0010-Planning-MAP - GEO01724

County Geologic Report (GEO) No. 1724, submitted for this project (PM32837), was Landmark Consultants, Inc. and is entitled: "Geotechnical Investigation, Proposed Residential Development, SEC Jackson Street and 53rd Avenue, Coachella, California", dated September 17, 2004. In addition Landmark Consultants, Inc. prepared the following reports:

"Response to Review Comments, County Geologic Report No. 1724, Geotechnical Report, Proposed Residential Development, Coachella, California", dated February 5, 2007.

"Response to Review Comments #2, County Geologic Report No. 1724, Geotechnical Report, Proposed Residential Development, Coachella, California", dated March 5, 2007.

These documents are herein incorporated as a part of GEO No. 1724

GEO No. 1724 concluded:

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 4****0010-Planning-MAP - GEO01724 (cont.)**

1. The report and response concluded that there is a potential for liquefaction within the subsoils at 10 feet below ground surface and between 35 to 40 feet below ground surface.
2. Total induced settlement, should liquefaction occur, are estimated to be about 4.0 inches.

GEO No. 1724 recommended:

1. Four types of liquefaction mitigation are recommended by the geotechnical consultant. 1) Densification of potentially liquefiable layers at depths of 10 feet and between 35-40 using vibration, compaction grouting, or deep dynamic compaction; 2) foundations that use grade-beam footings to tie floor slabs and isolated columns to continuous footings; 3) structural flat plate mats or 4) deep foundations.
2. The geotechnical consultant shall coordinate with the project owner and structural engineer once one of the above mentioned measures has been selected for this project.

GEO No. 1724 satisfies the requirement for a Liquefaction Investigation for Planning /CEQA purposes. GEO No. 1724 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters, where not included as a part of this review or approval, and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential at this site as described elsewhere in this conditions set.

Planning. 5**0010-Planning-MAP - IF HUMAN REMAINS FOUND**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)**

shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning. 6**0010-Planning-MAP - INADVERTENT ARCHAEO FIND**

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report prepared by Leslie J. Mouriquand M.A., RPA dated July 2006, for the environmental assessment, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representatives from the Torres-Martinez Band of Desert Cahuilla Indians and/or the Augustine Band of Cahuilla Mission Indians and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the above Native American tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

Planning. 7 0010-Planning-MAP - MAINTAIN FLOOD FACILITY

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

Planning. 8 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

Planning. 9 0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 10 0010-Planning-MAP - NPDES COMPLIANCE

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Planning. 11 0010-Planning-MAP - ORD NO. 659 (DIF)

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 11 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)**

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 12 0010-Planning-MAP - PROCEDURE FOR PHASING

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

Planning. 13 0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 14 0010-Planning-MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A zone.

Planning. 15 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 15 0020-Planning-MAP - EXPIRATION DATE (cont.)**

originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning-All**Planning-All. 1 0010-Planning-All-MAP - PRMT REQ. AT DEVELOPMNT**

Prior to any work being done on Parcels 1, 2, 3 and 4, the property owner must obtain a grading permit or approval from the Grading Department that no grading permit is required. You may contact the Grading Department at (760) 863-8271.

Planning-All. 2 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

Planning-All. 3 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 32837 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 32837, Amended No. 2, dated March 2007.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

ADVISORY NOTIFICATION DOCUMENT**Planning-All**

Planning-All. 4 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

Planning-All. 4 0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 5 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is a Schedule H land division to divide approximately 8.75 acres into 4 parcels with Assessor Parcel Number 767-280-009.

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 2 0010-Transportation-MAP - DRAINAGE 2 (cont.)**

off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - FLOOD HAZARD REPORT 1

This is a proposal to subdivide 8.75 acre parcel with one existing residence into four residential lots, each with an area of approximately 2.2 acres. The existing residence on parcel 3 will remain. The proposed project is located west of the City of Coachella at the southeast corner of Jackson Street and Avenue 53 in Riverside County. The Land divider shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Transportation. 4 0010-Transportation-MAP - FLOOD HAZARD REPORT 2

This project is located in an area designated Zone C on Federal Flood Insurance rate maps which are in effect at this time by the Federal Emergency Management Agency. Proposed retention basin(s) will be designed of adequate size to retain the incremental increase of runoff from the 100 year storm. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design.

Transportation. 5 0010-Transportation-MAP - PERP DRAIN PATT/FACILITY

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

Transportation. 6 0010-Transportation-MAP - PLAN SUBMITTAL

Plans for grading, landscaping and irrigation systems shall be submitted to Coachella Valley Water District (CVWD) for

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 6 0010-Transportation-MAP - PLAN SUBMITTAL (cont.)**

review. This review is for ensuring efficient water management.

Transportation. 7 0010-Transportation-MAP - PREAMBLE 1

The required improvements, as reflected in the following conditions, shall be completed or a Performance Security in lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map. The improvements are required based on the following findings:

- a) The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b) The improvements are necessary for the public health and safety.

Transportation. 8 0010-Transportation-MAP - RETENTION BASIN

Proposed retention basin(s) will be designed of adequate size to retain the incremental increase of runoff from the 100 year storm. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design.

Transportation. 9 0010-Transportation-MAP - SOUTH VALLEY PARKWAY

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBB Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 9 0010-Transportation-MAP - SOUTH VALLEY PARKWAY (cont.)**

share attributable to this project prior to the issuance of building permits.

Transportation. 10 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These 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.

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project. Note: The existing dwelling may remain on septic until system fails or wasteflows are increased.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - E Health. 2 0050-E Health-MAP - ANNEX FINALIZED Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 3 0050-E Health-MAP - MONEY Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 4 0050-E Health-MAP - SEWER PLAN - COUNTY Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 5 0050-E Health-MAP - WATER PLAN Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

Planning

050 - Planning. 1 0050-Planning-MAP - CV REC AND PARK DISTRICT Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

Planning

050 - Planning. 1 **0050-Planning-MAP - CV REC AND PARK DISTRICT (cont.)** **Not Satisfied**
proposed land division in accordance with Section 10.35 of Ordinance No. 460.

050 - Planning. 2 **0050-Planning-MAP - ECS AFFECTED LOTS** **Not Satisfied**

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book, Page, to be determined by the County Surveyor.

050 - Planning. 3 **0050-Planning-MAP - ECS AFFECTED LOTS** **Not Satisfied**

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___.

050 - Planning. 4 **0050-Planning-MAP - ECS LIQUEFACTION** **Not Satisfied**

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1724, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 5 **0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH** **Not Satisfied**

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County 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 County Ordinance No. 655."

050 - Planning. 6 **0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM** **Not Satisfied**

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1, 2, 3 and 4, as shown on this map, are located

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

Planning

050 - Planning. 6 **0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.)** **Not Satisfied**

partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 **0050-Planning-MAP - ECS NOTE TILE DRAIN LINE** **Not Satisfied**

The following environmental constraints note shall be placed on the ECS:

"At the time of the approval of the tentative map by the County of Riverside, property within this map contained sub-surface tile drainage lines intended to direct sub-surface drainage waters away from the property. Such sub-surface tile drainage lines should be considered in the design of improvements on this property, such as, but not necessarily limited to, the placement of wellings, swimming pools and sewer and septic systems. The location of such sub-surface tile drainage lines may be obtained from the Coachella Valley Water District."

050 - Planning. 8 **0050-Planning-MAP - ECS SHALL BE PREPARED** **Not Satisfied**

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

Planning

050 - Planning. 8 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.) Not Satisfied

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

050 - Planning. 9 0050-Planning-MAP - 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. 10 0050-Planning-MAP - MITIGATION MONITORING Not Satisfied

The land divider shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. 40727 which must be satisfied prior to the recordation of the final map.

The Planning Director may require inspection or other monitoring to ensure such compliance.

050 - Planning. 11 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 12 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 795 and Change of Zone No. 7304 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 13 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Transportation

050 - Transportation. 1 0050-Transportation-EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - Transportation. 2 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Jackson Street and so noted on the final map.

050 - Transportation. 3 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied

Interior Street shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 36-foot-full-width dedicated right-of-way terminating in a standard cul-de-sac as approved by the Transportation Department.

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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.

050 - Transportation. 5 0050-Transportation-MAP - FLOODWAYS ECS Not Satisfied

A note shall be placed on the environmental constraint sheet identifying the location of the easement and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed."

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 7 0050-Transportation-MAP - SOUTH VALLEY PARKWAY Not Satisfied

The County is in the process of establishing a Road and Bridge Benefit District (RBBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBD Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

050 - Transportation. 8 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with Vista Santa Rosa Design Guildlines.

Plan: TPM37783

Parcel: 780070001

50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Jackson Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way.

Corner cut-backs shall be dedicated for public use at all intersections in accordance with County Standard No. 805.

If the developer constructs the improvements after this Parcel Map is annexed to the City of La Quinta additional right-of-way may be required to meet the City of La Quinta's request.

050 - Transportation. 10 0050-Transportation-MAP- CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 11 0050-Transportation-MAP- FINAL MAP DRAIN EASEMENT1 Not Satisfied

The developer shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

050 - Transportation. 12 0050-Transportation-MAP- FINAL MAP DRAIN EASEMENT2 Not Satisfied

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

050 - Transportation. 13 0050-Transportation-MAP- FINAL MAP DRAIN EASEMENT3 Not Satisfied

There are existing Bureau of Reclamation facilities not shown on the plans. There may be conflicts with Irrigation Lateral Nos. 119.64-2.6 and 119.64-2.6-0.5. Utility clearances shall be obtained from the appropriate public agency before final map can be approved.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2 0060-BS-Grade-MAP - G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 3 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

060 - BS-Grade. 4 0060-BS-Grade-MAP - PM 10 CLASS REQUIRED Not Satisfied

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

060 - BS-Grade. 5 0060-BS-Grade-MAP - PM10 PLAN REQUIRED Not Satisfied

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations". 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 7 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 **0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.)** **Not Satisfied**
GEOLOGIC REPORTS.

060 - BS-Grade. 8 **0060-BS-Grade-MAP-G2.7A COACHLLA DRAIN DESGN** **Not Satisfied**

All on-site drainage facilities shall be designed in accordance with Coachella Valley Water District's or Riverside County Flood Control & Water District's (whichever has area jurisdiction) letter regarding this application; or if not specifically addressed by either of these, drainage shall be designed to accommodate 100 year storm flows.

Planning

060 - Planning. 1 **0060-Planning-MAP - ARCHAEOLOGIST RETAINED** **Not Satisfied**

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land owner for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied

060 - Planning. 2 0060-Planning-MAP - CULTURAL RES. DISP. AG. Not Satisfied

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Torres Martinez Indian Tribe for proper treatment and disposition. This condition may be changed to NOTAPPLY should the tribe submit a written statement indicating no monitoring or the site is necessary.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

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.

060 - Planning. 4 0060-Planning-MAP - IF HUMAN REMAINS FOUND Not Satisfied

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

060 - Planning. 5 0060-Planning-MAP - MITIGATION MONITORING Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 40727 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 **0060-Planning-MAP - MITIGATION MONITORING (cont.)** **Not Satisfied**
monitoring to ensure such compliance.

060 - Planning. 6 **0060-Planning-MAP - NATIVE AM. MONITORING** **Not Satisfied**

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Torres Martinez Indian Tribe. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

060 - Planning. 7 **0060-Planning-MAP - PM10 MITIGATION PLAN** **Not Satisfied**

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

Transportation

060 - Transportation. 1 **0060-Transportation-MAP - DRAINAGE SUBMIT PLANS** **Not Satisfied**

The land divider shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The land divider shall submit plans for

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - DRAINAGE SUBMIT PLANS Not Satisfied

grading, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The land divider shall pay all fees as required by Riverside County Transportation Department.

060 - Transportation. 2 0060-Transportation-MAP - SOUTH VALLEY PARKWAY Not Satisfied

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBB Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP* GP2.1a ENG. CERTIFICATION Not Satisfied

Prior to paving inspection(s) and subsequent final grading inspection, the civil engineer of record shall submit to the Department of Building and Safety, Grading Division, written certification of completion of final grading in accordance with the approved grading plan.

070 - BS-Grade. 2 0070-BS-Grade-MAP*GP2.0.a COMPACTION REPORT Not Satisfied

Prior to requesting paving inspections and subsequent final grading inspection, the applicant or developer shall submit to the Building and Safety Department, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

070 - BS-Grade. 3 0070-BS-Grade-MAP*GP2.0.b CERT. & COMP. RPT Not Satisfied

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70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 3 **0070-BS-Grade-MAP*GP2.0.b CERT. & COMP. RPT (cont.)** **Not Satisfied**

Prior to requesting final grading inspection, the applicant or developer shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. From the registered civil engineer of record, written certification of completion of final grading is in accordance with the approved grading plans.
2. Final compaction report from the soils engineer of record, including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

070 - BS-Grade. 4 **0070-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN** **Not Satisfied**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

Planning

070 - Planning. 1 **0070-Planning-MAP - ARCHAEOLOGIST CERTIFIED** **Not Satisfied**

A qualified archaeologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. When necessary, in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative and a Native American Observer shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. The archaeologist shall submit a report in writing to the Planning Department of the results of the initial consultation, and the final results of the sub-surface cultural resource recovery plan, if recovery was deemed necessary. The written report of results shall be submitted prior to final inspection approval of the project grading.

Transportation

070 - Transportation. 1 **0070-Transportation-MAP - EROSION CONTROL** **Not Satisfied**

Temporary erosion control measures shall be implemented

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70. Prior To Grading Final Inspection

Transportation

070 - Transportation. 1 0070-Transportation-MAP - EROSION CONTROL (cont.) Not Satisfied

immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP* BP3.0.A CERT. & COMP. RPT Not Satisfied

Prior to issuance of a building permit, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.

2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing test locations, depths, and results of compaction tests.

080 - BS-Grade. 2 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

BS-Plan Check

080 - BS-Plan Check. 1 0080-BS-Plan Check-BP - GRADING CLEARANCE REQMENT Not Satisfied

Prior to the issuance of this permit, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary for the applicant to speak directly with a representative of the Grading Division to determine the specific requirements for their clearance.

Fire

080 - Fire. 1 0080-Fire-MAP-#50A- WATER TANK SYSTEM Not Satisfied

Applies if no public water system is available.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 **0080-Fire-MAP-#50A- WATER TANK SYSTEM (cont.)** **Not Satisfied**

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

080 - Fire. 2 **0080-Fire-MAP-#50B-HYDRANT SYSTEM** **Not Satisfied**

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

080 - Fire. 3 **0080-Fire-MAP-#50C- WATER VERIFICATION** **Not Satisfied**

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

Planning

080 - Planning. 1 **0080-Planning-MAP - LANDSCAPING PLAN DESERT** **Not Satisfied**

Prior to the issuance of the EACH residential building permit, thirteen (13) folded copies of a shading, parking, parking lot lighting, landscaping and irrigation plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348, Sections 18.12 and 18.30 (Planning Department only plot plan) for the areas adjacent to the street right-of-ways and trails in order to assure compliance with the VISTA SANTA ROSA (VSR) DESIGN GUIDELINES within this land division. It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - LANDSCAPING PLAN DESERT (cont.) Not Satisfied

completion of Planning Department review. The location, number, genus, species and container size of plants shall be shown as well as all proposed groundcovers. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304, and as specified herein. Plans shall utilize the Riverside County Guide to Trees, Shrubs and Groundcovers. All landscaping and irrigation systems within the street right-of-way shall require approval of the Transportation Department, and shall be shown on all plans submitted to the Planning Department.

The project landscaping and irrigation plans shall include the following:

- a) The name, address and phone number of both the landscape plan preparer and project developer, the property's Assessor Parcel Number(s) and a vicinity map.
- b) Elevations with height shown and materials described for all fencing in conformance with VSR Design Guidelines.
- c) Drought tolerant and native plant species shall be preferred over non-drought tolerant or non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water. Review of landscaping and irrigation plans by any applicable water utility for the above standards may be required prior to Planning Department approval.
- d) Landscape plans shall contain the Agricultural Commissioner's note as indicated in the general conditions, above, if this project is located in the Coachella Valley.
- e) Landscaping plans shall detail trail improvements along Jackson Street and Avenue 53 and shall implement the street scape designs of the VSR Design Guidelines.
- f) This condition shall apply only to parcels which abut Jackson Street or Avenue 53. This condition shall NOT APPLY to any other parcel.
- g) A copy of the landscaping and irrigation plans shall be submitted to the City of La Quinta for review and reasonable time provided to obtain comments. The city planning department should provide coordination and the land developer shall be responsible to assist in coordination between the city and county.

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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 1 0080-Planning-MAP - LANDSCAPING PLAN DESERT (cont.) Not Satisfied**
- 080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied**

Impacts to the Coachella Valley School District shall be mitigated in accordance with California State law.

Transportation

- 080 - Transportation. 1 0080-Transportation-MAP - SOUTH VALLEY PARKWAY Not Satisfied**

The County is in the process of establishing a Road and Bridge Benefit District (RBBBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBBD Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

- 080 - Transportation. 2 0080-Transportation-MAP - TUMF Not Satisfied**

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN Not Satisfied**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

BS-Plan Check

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90. Prior to Building Final Inspection

BS-Plan Check

090 - BS-Plan Check. 1 0090-BS-Plan Check-BP - GRADING CLEARANCE REQMNT Not Satisfied

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

Planning

090 - Planning. 1 0090-Planning-MAP - QUIMBY FEES Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Coachella Valley Recreation and Park District.

090 - Planning. 2 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans in connection with 80 PLANNING 2, above, shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 3 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied

Prior to final building inspection approval of EACH residential dwelling, all required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans approved by the Planning Department pursuant to 80 PLANNING 2, above, and be in a condition acceptable to The Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - BASIN MAINTENANCE Not Satisfied

Maintenance of the retention basins shall be the

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Parcel: 780070001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - BASIN MAINTENANCE (cont.) Not Satisfied

responsibility of the property owners. Proper documentation will be provided, in a form acceptable to the County, for documenting the property owners maintenance responsibility for the retention basins.

090 - Transportation. 2 0090-Transportation-MAP - SOUTH VALLEY PARKWAY Not Satisfied

The County is in the process of establishing a Road and Bridge Benefit District (RBBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall agree to participate in a Road and Bridge Benefit District at such time as the District is formed. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Pre-RBBD Formation Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 37783 – Exempt from the California Environmental Quality Act (CEQA) – EA40727 – Applicant: Jose and Linda Garza – Engineering/Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley District Zoning – Eastern Coachella Valley Plan – Community Development: Estate Density Residential (CD-EDR) – Located: Southerly of Avenue 53, easterly of Jackson Street, and westerly of Calhoun Street – 8.75 Gross Acres – Zoning: Rural Residential (R-A) – REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of 8.75 gross acres into four (4) parcels.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 18, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

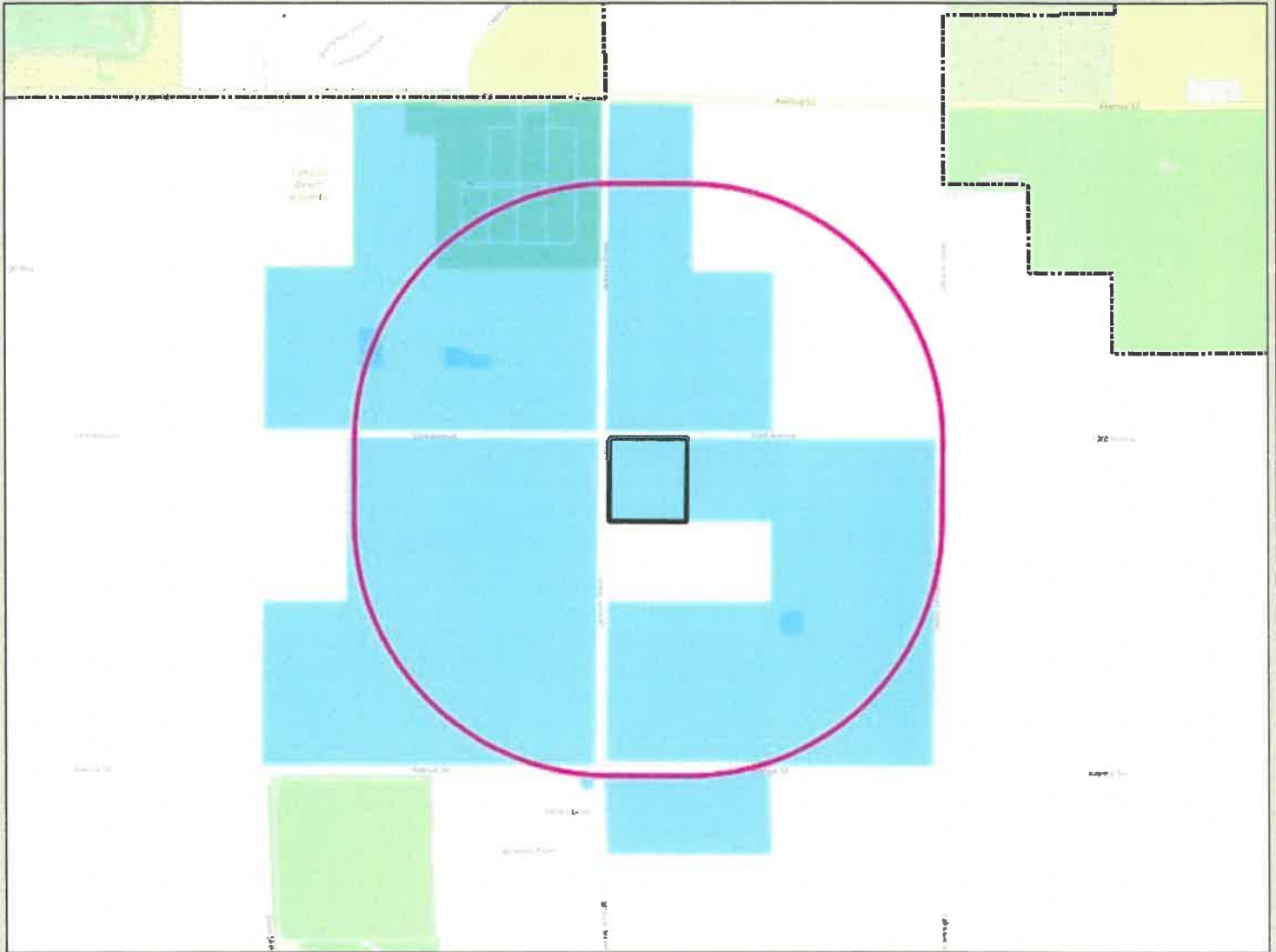
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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


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

Riverside County GIS Mailing Labels

TPM37783 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 8/30/2019 11:21:15 AM

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PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 30, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37783 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

780030001
HCL INGLEWOOD WARREN
12302 EXPOSITION BLV
LOS ANGELES CA 90064

780020015
ABBY HALL
19 FAIRDAWN
IRVINE CA 92614

780020016
ZANZIBAR RANCH
320 N PARK VISTA ST
ANAHEIM CA 92806

780020005
ZANZIBAR RANCH
33 BEVERLY CIR
BEVERLY HILLS CA 90210

780320001
TPW
359 HARMON
BIRMINGHAM MI 48009

780030002
OLE FOGH ANDERSEN
KAREN L FOGH ANDERSEN
43400 PORT MARIA RD
CA. 0

780050001
SCHMID DESERT INV
WALTER SCHMID
MARGARET K SCHMID

780050002
SCHMID DESERT INV
WALTER SCHMID
MARGARET K SCHMID

440 W 1ST ST NO 201
TUSTIN CA 92780

440 W 1ST ST STE 201
TUSTIN CA 92780

780070005
LUIS A RODRIGUEZ
LYDIA TORRES RODRIGUEZ
49950 JEFFERSON ST NO 130
INDIO CA 92201

780020013
ARTHUR L SEAY
NANCY A SEAY
52140 AVENIDA VELASCO
LA QUINTA CA 92253

780090001
PEDRO ACEVES GOMEZ
JEANETTE MANCILLIA ACEVES
JOSE REYES H ANAYA

780070004
AEQUINIMITAS
7830 CLAIREMONT MESA 203
SAN DIEGO CA 92111

53650 JACKSON ST
COACHELLA CA 92236

780090002
MAJID FAMILY LTD
81709 DOCTOR CARREON BLV
INDIO CA 92201

780020012
MAJID FAMILY LTD PARTNERSHIP
81709 DR CARREON BLV
INDIO CA 92201

780020014
DONNA K LANE
82820 AVENUE 54
THERMAL CA 92274

780010010
COACHELLA VALLEY PUBLIC CEMETERY DIST
82925 AVENUE 52
COACHELLA CA 92236

780300026
JOAN A FOGG
82983 AVENUE 54
THERMAL CA. 92274

780070002
GOLDEN GIRL DATE FARM
83103 AVENUE 48 STE 1B
COACHELLA CA 92236

780070001
JOSE J GARZA
LINDA G GARZA
83125 AVENUE 53
COACHELLA 92236

780020004
RAQUEL RETTBERG
P O BOX 3017
INDIO CA 92202

780010015
DANAVON L HORN
P O BOX 3958
PALM DESERT CA 92261

780090003
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93389

780010011
COACHELLA VALLEY PUBLIC CEMETERY DIST
RT 1 BOX 21-D
COACHELLA CA 92236

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

City of La Quinta
78-495 Calle Tampico,
La Quinta, CA 92253

Coachella Valley Unified
87-225 Church Street
Thermal, CA 92274

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Jose J, and Linda G. Garza
83125 Avenue 53
Coachella, CA 92236

Robert J. Mainiero
P.O. Box 2410
Palm Springs, CA 92263

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612