



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

APRIL 22, 2013

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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 any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

- 2.1 **PLOT PLAN NO. 25269** - CEQA Exempt - Applicant: W.D. Aldridge – Third/Third Supervisorial District – Located Northerly of Devonshire, westerly of Hyatt Avenue, southerly of Tres Cerritos, easterly of California Road - **REQUEST:** The Plot Plan is a proposal to construct a 4,970 square foot detached private garage on 4.77 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 **TENTATIVE PARCEL MAP NO. 36448** – CEQA Exempt – Applicant: SFI SMR LLC – Fifth/Second Supervisorial District – Location: Southerly of Center Street, northerly and southerly of Pigeon Pass Road – **REQUEST:** The tentative map is a Schedule I subdivision of 786.07 gross acres into 15 parcels. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25260** - CEQA Exempt - Applicant: Gale Calhoon – First/First Supervisorial District – Located Northerly and easterly of Miners Road, westerly of

Piedras Road, southerly of Copper Queen Lane - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 2,160 square foot detached barn on 1.93 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.4 **PLOT PLAN NO. 25306** - CEQA Exempt - Applicant: Tom McDaniel – First/First Supervisorial District - Located Northerly terminus Granado Place, south of east of the City of Murrieta - **REQUEST:** The Plot Plan is a proposal to construct a 580 square foot guest quarters with 60 square foot attached storage room on 6.23 acres. Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25289** - CEQA Exempt - Applicant: W.D. Davidson – First/First Supervisorial District - Located Northerly and easterly of Calle Vista Lejos, southerly of Sunset Terrace - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 432 square foot building to be used as a covered outdoor kitchen on 4.78 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.6 **TENTATIVE PARCEL MAP NO. 36252** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bill Lattin – Fifth/Fifth Supervisorial District – Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, and westerly of Sunnyslope Avenue – **REQUEST:** Proposes a schedule “H” subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

3.0 SCOPING SESSION:

- 3.1 **ENVIRONMENTAL IMPACT REPORT FOR: I-10 GATEWAY CENTER** - Applicant: TSG Cherry Valley, LLP. – Fifth/Fifth Supervisorial District – Location: Northerly Cherry Valley Boulevard, easterly of Interstate-10 and westerly Vineland Street – 230.0 Gross Acres – **REQUEST:** To construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet, with 428 bay doors, located on 230 gross acres, of which approximately 144 acres would be developed as part of the project. The remaining 86 acres would remain as natural open space. The project is made up of the following application types: general plan amendment, change of zone, parcel map, and plot plan. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

PUBLIC COMMENTS:

Agenda Item No.: 2.1
Supervisory District: Third/Third
Project Planner: Bahelila Boothe
Director's Hearing: April 22, 2013

PLOT PLAN NO: 25269
Applicant: W.D. Aldridge
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 4,970 square foot detached private garage on 4.77 acres, located at 25186 Los Rancherias Road in the unincorporated Riverside County near Hemet.

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside Fire Department. Also, the property is located in Flooding Sensitivity Area and has been reviewed and conditioned by Riverside County Flood Control.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25269, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

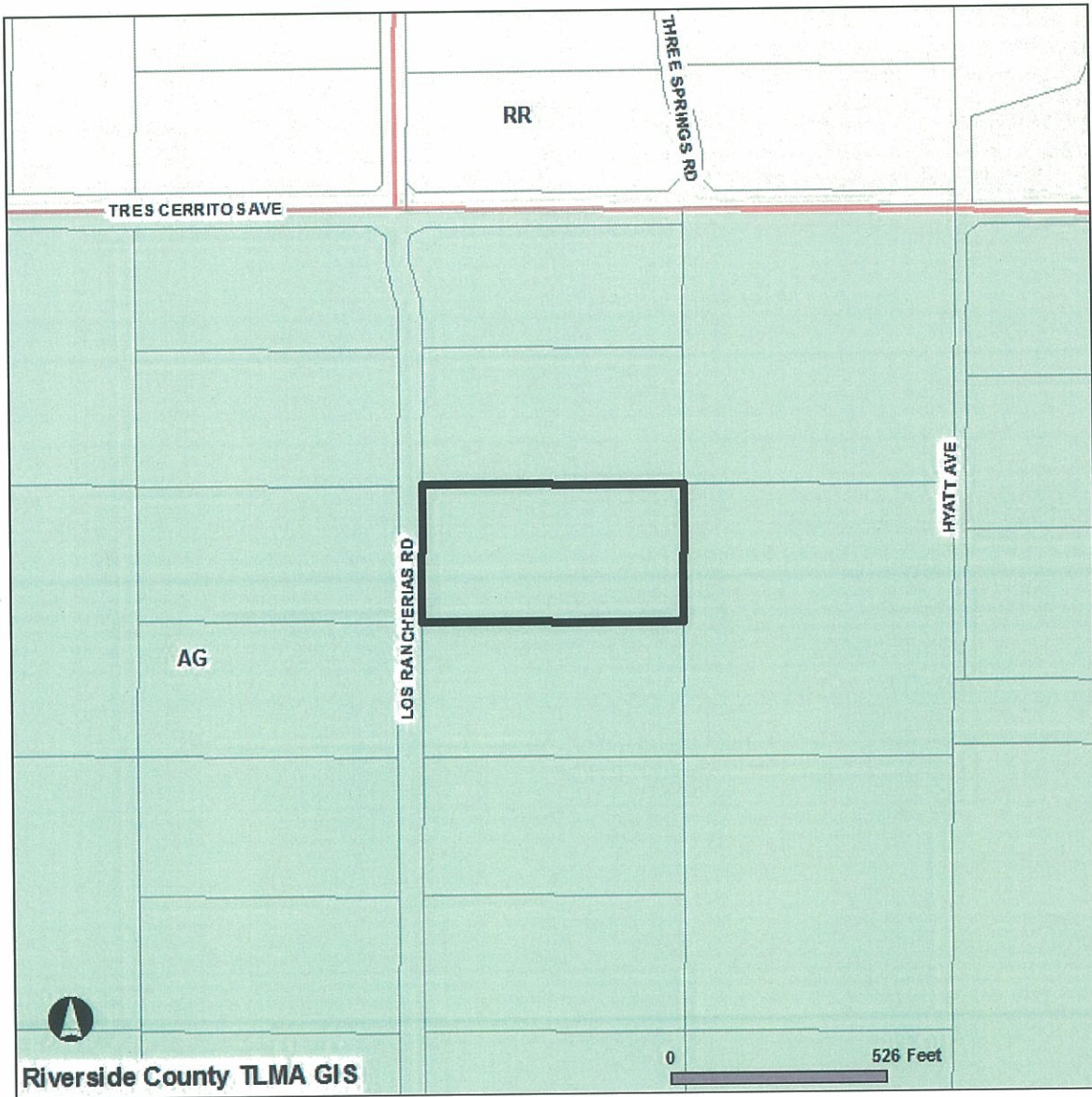
1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed projects are compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Agricultural: Agricultural (10 Acres Minimum) on the San Jacinto Valley Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.

4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Light Agricultural (A-1-5) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the A-1-5 zone.
6. The proposed 4,970 square foot detached private garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 4,970 square foot detached private garage is compatible with the character of the surrounding community.
8. The detached accessory 4,970 square foot detached private garage is located over 100 feet or more from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

LAND USE



Riverside County TLMA GIS

0 526 Feet

Selected parcel(s):
455-120-035

LAND USE

 SELECTED PARCEL
 AG - AGRICULTURE

 INTERSTATES
 RR - RURAL RESIDENTIAL

 HIGHWAYS

 PARCELS

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...Wed Mar 06 15:29:55 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-035

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- A-1-5
- A-2-10
- R-A-5

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...Wed Mar 06 15:28:35 2013

Version 121101

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 4,970 square foot detached private garage on 4.77 acres, located at 25186 Los Rancherias Road in the unincorporated Riverside County near Hemet.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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 PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25269 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25269, Exhibit A, Amended #1, dated February 26, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25269, Exhibit B, Amended #1, dated February 26, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25269, Exhibit C, Amended #1, dated February 26, 2013. (Floor Plans)

APPROVED EXHIBIT M = Plot Plan no. 25269, Exhibit M, dated January 7, 2013. (Colors)

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#76-STANDARD FIRE HYDRANT

RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25269 is a proposal to construct 4,970 sq. ft. of private garage on an approximately 4.77-acre site. The site is located in the San Jacinto area on the east side of Los Rancheras Road north of Devonshire Avenue.

Our review indicates that the project is subject to sheet flow type runoff from west. The garage may be flooded in large storm event. Since this proposal is to construct a 4,970 sq. ft. of garage which is less than 5000 sq ft of impervious area the District does not require a Preliminary Water Quality Management Plan but in future if this project creates or adds 5000 square feet or more of impervious area, then it would require a preliminary site specific Water Quality Management Plan (WQMP).

In addition if concrete slab is proposed then the finished floor shall be elevated 18" above the highest adjacent ground to prevent from flood damage.

10.FLOOD RI. 2 USE* ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25269 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMMND

advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLANCK RECOMMND

The current exhibit approval is for a proposed 4,970 sq. ft. private detached garage. Fire separation requirements shall apply.

PERMIT ISSUANCE:

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction, or installation on the property.

CODE/ORDINANCE REQUIREMENTS:

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN RECOMMND

Plot Plan 25269 is proposing to construct a 4,970 square foot private garage without utilities. At time of planning case submittal, it was unclear as to where the existing onsite wastewater treatment system (OTWS) was located on the property. However, taking into consideration that the subject property is approximately 4.77 acres, the Department of Environmental Health approved the planning case with the following Condition of Approval:

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall provide to the Department of Environmental Health for

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN (cont.) RECOMMND

review, along with applicable review fees, an original copy of C42 Certification of the existing onsite wastewater treatment system (OWTS) along with a detailed contoured plot plan, drawn to an appropriate scale, and wet signed by the C42 Licensed Contractor showing all required information.

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition.Plans shall be submitted to the Fire Dept. for review and approval prior to installation.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public

03/12/13
12:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25269

Parcel: 455-120-035

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#27-EXTINGUISHERS (cont.)

RECOMMND

areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Boothe, Bahelila

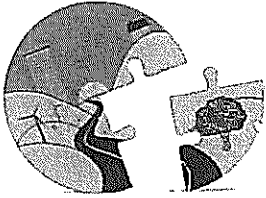
From: Jones, David
Sent: Wednesday, January 16, 2013 4:41 PM
To: Boothe, Bahelila
Subject: PP25269

The site is located in a moderate liquefaction potential zone and the County's subsidence potential zone. The site is located in an area of high potential for paleo resources at shallow depths below the ground surface. Also, the ground surface of the site appears to have been disturbed in the past through site grading and other site uses. Thus, in accordance with the General Plan policies and the AP Act, GEO, PDP, and PDA reports are not required for this case.

The owner/developer should be aware of these issues and design/construct accordingly.

[REDACTED]

David L. Jones
Chief Engineering Geologist
TLMA- Planning



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: QP 25269 DATE SUBMITTED: 12-19-12

APPLICATION INFORMATION

Applicant's Name: W.D. ALDRIDGE E-Mail: WALDRIDGE2@ROADRUNNER.COM

Mailing Address: 1171 PINE AVE
SAN JACINTO CALIF 92582
City State ZIP

Daytime Phone No: (909) 214-1212 Fax No: ()

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: FRED WILLIAMS & CYNTHIA WILLIAMS

Mailing Address: 25186 LOS RANCHERIAS Rd.
HEMET CALIF 92545
City State ZIP

Daytime Phone No: (951) 634-1195 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

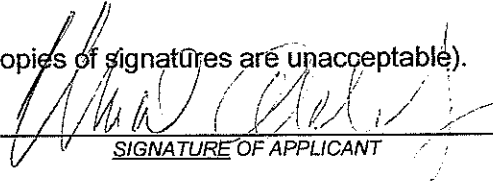
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

W.D. ALDRIDGE

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

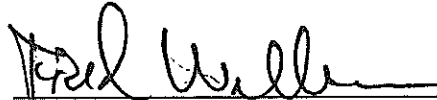
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

FRED WILLIAMS

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

CYNTHIA WILLIAMS

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

ACCESSORY BUILDING (PRIVATE GARAGE)

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 455-120-035

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 4.77 AC.

General location (nearby or cross streets): North of DEVONSHIRE, South of TRES CERRITOS, East of CALIFORNIA, West of HYATT AV.

Thomas Brothers Map, edition year, page no., and coordinates: 810-A6 (2007)

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

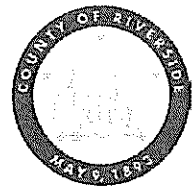
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2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

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 W.D. ALDRIDGE hereafter "Applicant" and FRED WILLIAMS "Property Owner".

Description of application/permit use:

ACCESSORY BUILDING (PRIVATE GARAGE)

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:

Assessors Parcel Number(s): 455-120-035

Property Location or Address:

25186 LOS RANCHERIAS Rd. HEMET 92545

2. PROPERTY OWNER INFORMATION:

Property Owner Name: FRED WILLIAMS Phone No.: (951) 634-1195

Firm Name: _____ Email: _____

Address: 25186 LOS RANCHERIAS Rd.
HEMET CA - 92545

3. APPLICANT INFORMATION:

Applicant Name: W.D. ALDRIDGE Phone No.: (909) 214-1212

Firm Name: _____ Email: _____

Address (if different from property owner)

1171 PINE AV
SAN JACINTO Ca 92582

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 12-18-12

Print Name and Title: W.D. ALDRIDGE

Signature of Property Owner: [Signature] Date: 12-18-12

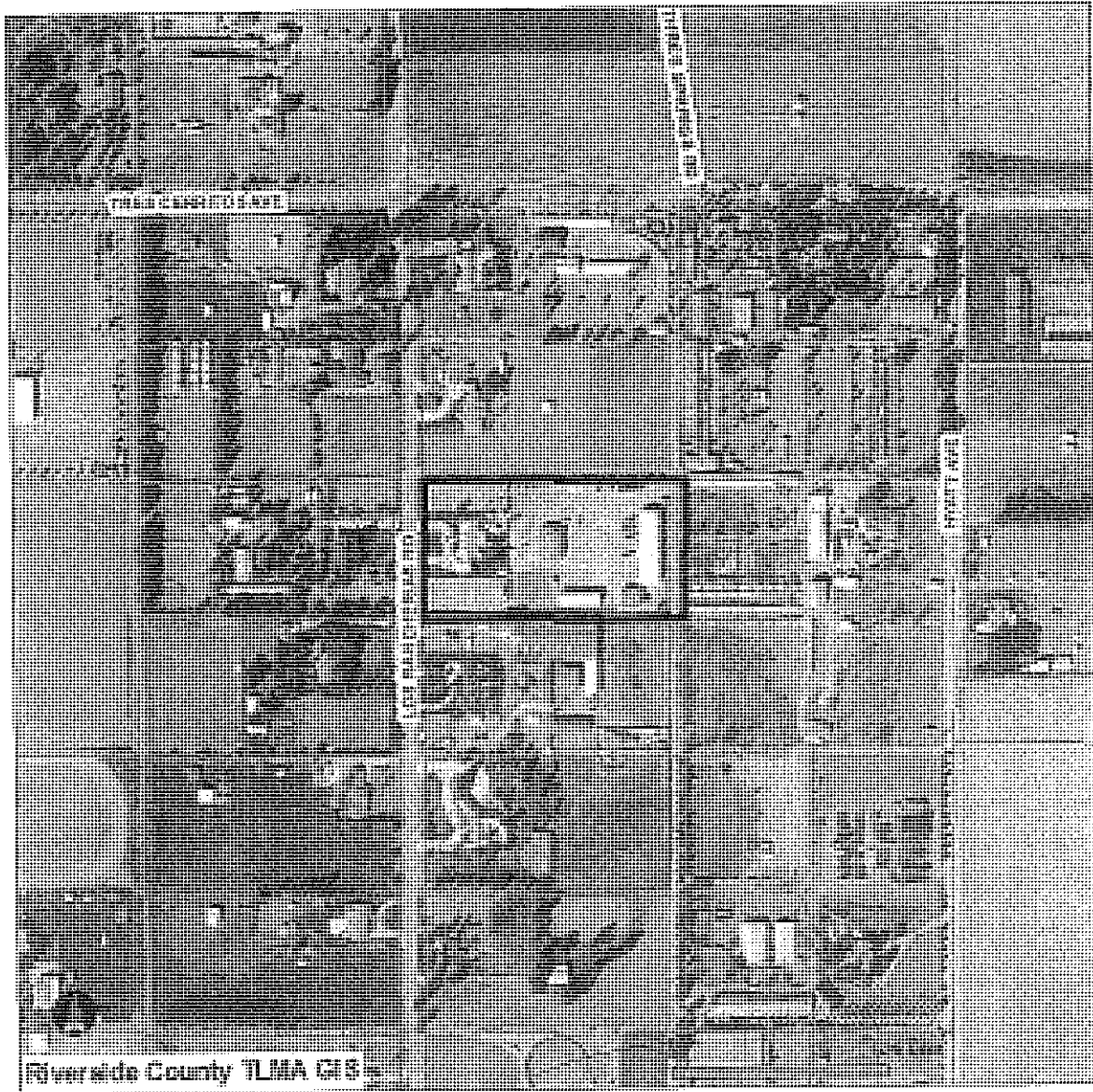
Print Name and Title: FRED WILLIAMS

Signature of the County of Riverside, by [Signature] Date: 12-19-12

Print Name and Title: Grady [Signature]

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP 25269</u>
Set #:	Application Date: <u>12/19/12</u>

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-035

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.

STANDARD WITH PERMITS REPORT

APNs

455-120-035-7

OWNER NAME / ADDRESS

FREDERICK R WILLIAMS
CYNTHIA ANNETTE WILLIAMS
25186 LOS RANCHERIAS RD
HEMET, CA. 92545

MAILING ADDRESS

(SEE OWNER)
25186 LOS RANCHERIAS
HEMET CA. 92545

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 82/4
SUBDIVISION NAME: TR 6065
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: 6065

LOT SIZE

RECORDED LOT SIZE IS 4.77 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3517 SQFT., 4 BDRM/3 BATH, 1 STORY, ATTACHED GARAGE(840 SQ. FT), CONST'D 1992SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 810 GRID: A6, B6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: HEMET
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR2W SEC 12

ELEVATION RANGE

1528/1536 FEET

PREVIOUS APN

455-120-032

PLANNING

LAND USE DESIGNATIONS

AG

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SAN JACINTO VALLEY

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-5 (CZ 942)

ZONING DISTRICTS AND ZONING AREAS

HEMET-SAN JACINTO DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
HEMET-RYAN

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
104

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
GREEN ACRES

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 29.39 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042721

FARMLAND
OTHER LANDS

TAX RATE AREAS

071112

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- EMWD IMP DIST 24
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
340844	SINGLE FAMILY DWELLING ATTACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
350148	PATIO - SOLID	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
351962	DEVELOPMENT MITIGATION (RSA #47)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
363494	BARN	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
364183	POOL WITH SPA - GUNITE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
366010	ELECTRICAL TO BARN & PORCH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAS100019	DET METAL BLDG-5625SF/NO ELEC	FINAL
BEL080170	ROOF MOUNTED PHOTOVOLTAIC SYSTEM	FINAL
BEL090189	ROOF MOUNTED PHOTOVOLTAIC SOLAR ENERGY SYSTEM	FINAL
BHR100046	SPECIAL INSPECTION FOR GRADING	FINAL
BXX982624	DETACHED STORAGE SHED 35 X 50	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS100189	SEPTIC VERIFICATION	APPLIED
EHW070274	WELL RECONSTRUCTION	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP24300	PROPOSES A 5,625 S.F. METAL ACCESSORY BLDG	APPROVED

REPORT PRINTED ON...Wed Dec 19 11:14:55 2012
Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2013,

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

APN (s) or case numbers PP25269 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

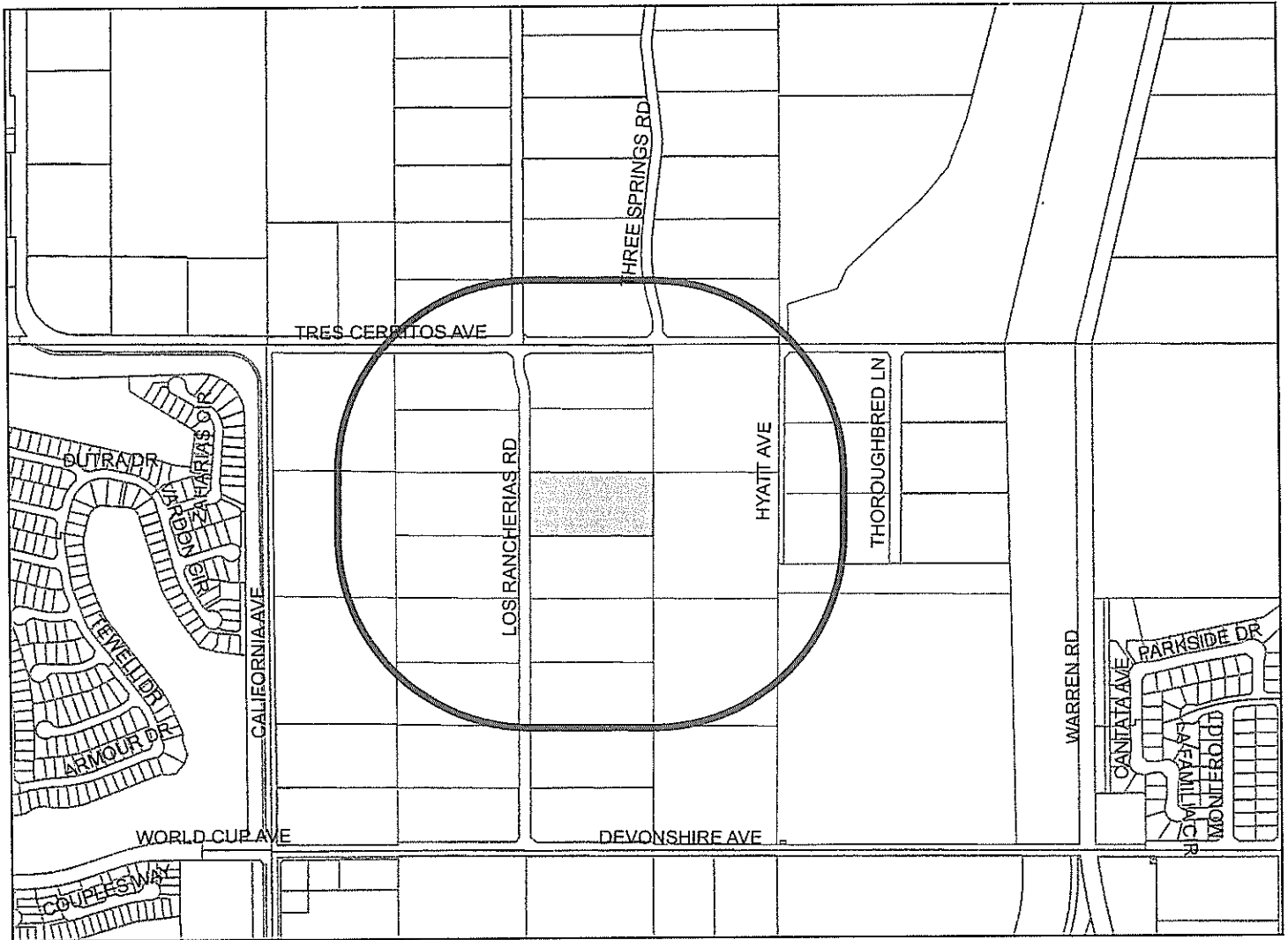
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25269 (1000 feet buffer)



Selected Parcels

455-120-038 455-120-039 455-550-001 455-120-003 455-120-047 455-120-034 455-120-045 455-120-044 455-120-035 455-120-001
 455-120-049 455-120-008 455-120-009 455-120-043 455-550-002 455-100-004 455-120-002 455-120-062 455-120-042 455-551-008
 455-120-051 455-120-041 455-120-050 455-120-063 455-120-046 455-120-064 455-120-033 455-110-017 455-120-052 455-120-037
 455-120-036 455-100-003



830 415 0 830 Feet

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ASMT: 455100003, APN: 455100003
TRES CERRITOS REAL ESTATE TRUST
C/O CASH HOVIVIAN
35051 TRES CERRITOS
HEMET CA 92545

ASMT: 455120033, APN: 455120033
JOSE GONZALEZ, ETAL
C/O JOSE M GONZALEZ
25062 LOS RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455100004, APN: 455100004
JEROME JAECKELS
34306 HWY 74
HEMET CA 92545

ASMT: 455120034, APN: 455120034
CYNTHIA DUGUID, ETAL
25124 LOS RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455110017, APN: 455110017
MARY BOERSMA, ETAL
1224 STEPSTONE CT
HEMET CA 92545

ASMT: 455120035, APN: 455120035
CYNTHIA WILLIAMS, ETAL
25186 LOS RANCHERIAS
HEMET CA 92545

ASMT: 455120001, APN: 455120001
JESSICA WILLIAMS, ETAL
25210 CALIFORNIA AVE
HEMET, CA. 92545

ASMT: 455120036, APN: 455120036
TIC INV CO
C/O JACMAR CO
2200 W VALLEY BLV
ALHAMBRA CA 91803

ASMT: 455120002, APN: 455120002
JEROME JAECKELS
34306 US HIGHWAY 74
HEMET CA 92545

ASMT: 455120037, APN: 455120037
MINHCHAU NGUYEN, ETAL
25310 LOS RANCHERIAS
HEMET, CA. 92545

ASMT: 455120003, APN: 455120003
CAROLYN ADAMS, ETAL
25300 CALIFORNIA AVE
HEMET, CA. 92545

ASMT: 455120038, APN: 455120038
CAROL HORNER, ETAL
25372 LOS RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455120009, APN: 455120009
HEMET LAND
C/O TULSI SAVANI
1142 DIAMOND BAR BLV 456
DIAMOND BAR CA 91765

ASMT: 455120039, APN: 455120039
BONITA CROSS
25433 LOS RANCHERIAS RD
HEMET CA 92545





ASMT: 455120041, APN: 455120041
LUCY COTE
25061 LOS RANCHERIAS RD
HEMET CA 92545

ASMT: 455120049, APN: 455120049
CORALEEN NARVAEZ, ETAL
35375 TRES CERRITOS AVE
HEMET, CA. 92545

ASMT: 455120042, APN: 455120042
CATHERINE FIRTH, ETAL
25123 RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455120050, APN: 455120050
MARCOS MENJIVAR
25105 HYATT AVE
HEMET, CA. 92545

ASMT: 455120043, APN: 455120043
JEANENE BERNARDIN, ETAL
25185 LOS RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455120051, APN: 455120051
KRISTEN VIENNA
25275 HYATT AVE
HEMET, CA. 92545

ASMT: 455120044, APN: 455120044
MARY ALDRICH, ETAL
25247 LOS RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455120052, APN: 455120052
SPERRY LTD PARTNERSHIP
9031 SHELLEY DR
GARDEN GROVE CA 92841

ASMT: 455120045, APN: 455120045
SHELLEY HOIDAHL, ETAL
25309 RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455120062, APN: 455120062
JEROME KELLEY
25601 THOROUGHbred LN
HEMET, CA. 92545

ASMT: 455120046, APN: 455120046
MARIA CISNEROS, ETAL
25371 LOS RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455120064, APN: 455120064
CHARLIE SILVERBERG, ETAL
25190 HYATT AVE
HEMET, CA. 92545

ASMT: 455120047, APN: 455120047
VICTORIA ANKRUM, ETAL
25433 RANCHERIAS RD
HEMET, CA. 92545

ASMT: 455550001, APN: 455550001
CARL FLETCHER
13760 56TH AVE S NO H202
TUKWILA WA 98168

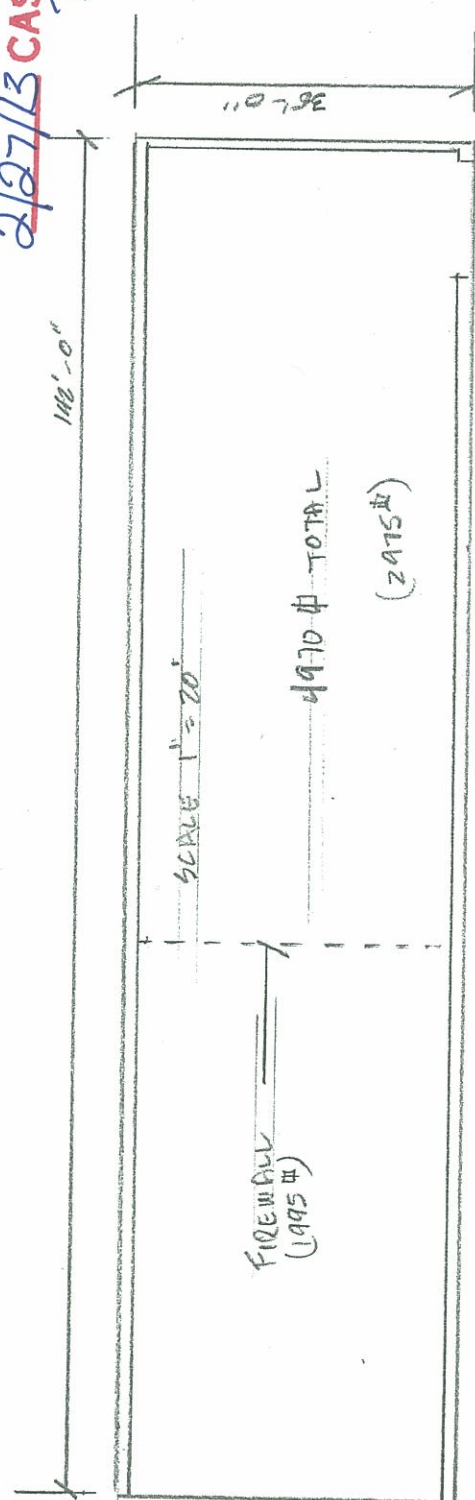


ASMT: 455550002, APN: 455550002
CHRISTINA LIN, ETAL
892 OVERTON DR
SAN JACINTO CA 92582

ASMT: 455551008, APN: 455551008
JOSE GONZALEZ
25062 LOS RANCHERIAS
HEMET CA 92545

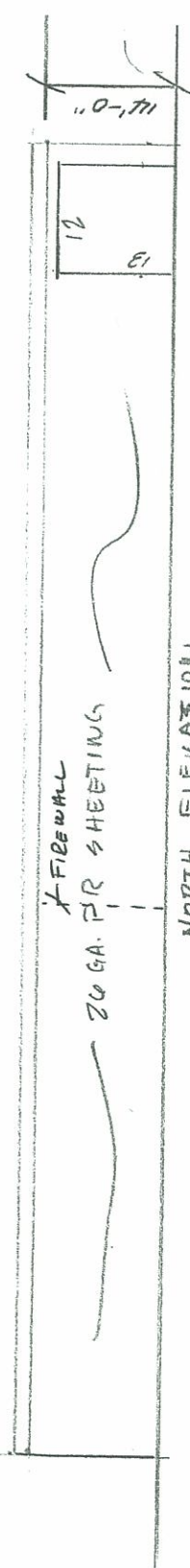
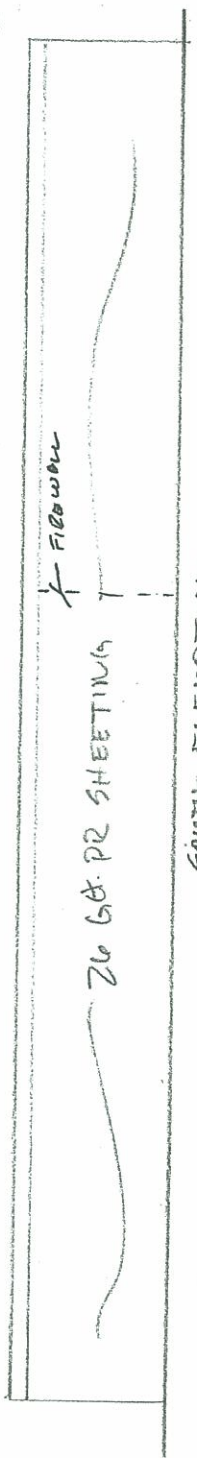


EXHIBIT NO. Bk And #
2/27/13 CASE NO. PP. 2526;
Book



OWNER

FRED WILLIAMS
26186 LOS RANCHEROS RD
HEMET CA 92343



HERITAGE BUILDING SYSTEMS.

Established 1979

What is

Solar Reflectivity (SR)?

Solar reflectivity or reflectance is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates total reflectance. ENERGY STAR requires an SR value of 0.25 or higher for steep slope (above 2:12) roofing and an SR value of 0.65 or higher for low slope (2:12 or less) roofing. For more information, please go to www.energystar.gov.

What is

Solar Reflectance Index (SRI)?

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy. To meet LEED requirements, a roofing material must have an SRI of 29 or higher for steep slope (above 2:12) roofing and an SRI value of 78 or higher for low slope (2:12 or less) roofing. For more information, please go to www.usgbc.org.

SIGNATURE[®] 200

SILICONIZED POLYESTER



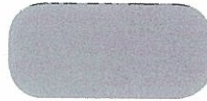
HAWAIIAN BLUE
SR.32 SRI 35



CRIMSON RED
SR.33 SRI 34



FERN GREEN
SR.28 SRI 29



CHARCOAL GRAY
SR.28 SRI 30



ASH GRAY
SR.48 SRI 56



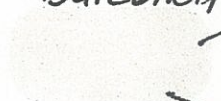
SADDLE TAN
SR.48 SRI 56



*POLAR WHITE
SR.58 SRI 69



RUSTIC RED
SR.36 SRI 40



LIGHT STONE
SR.50 SRI 58
BUILDING TRIM



BURNISHED SLATE
SR.28 SRI 29



DESERT SAND
SR.42 SRI 48



GALLERY BLUE
SR.28 SRI 30



KOKO BROWN
SR.28 SRI 30



GALVALUME PLUS
ROOF

- Final color selection should be made from actual color chips.
- For the most current information available, visit our website at www.heritagebuildings.com.
- Trim available in all colors.
- A 25-year limited paint warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- * Polar White is a Straight Polyester.

EXHIBIT NO. M
1/7/13 CASE NO. PP25269
Book

Call **800.643.5555**



www.heritagebuildings.com

An NCI Company - Listed on the NYSE as NCS



Agenda Item No.: 2.2
Area Plan: Highgrove and Reche
Canyon/Badlands
Zoning District: Edgemont-Sunnymead/
University
Supervisory District: Fifth/Second
Project Planner: Matt Straite
Directors Hearing: April 22, 2013

TENTATIVE PARCEL MAP NO. 36448
Applicant: SFI SMR LP
Engineer/Representative: Kaveh Haghighi

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36448 is a Schedule I subdivision of 786.07 gross acres into 15 parcels.

The project is located just north of the City of Riverside, more specifically, it is located southerly of Center Street, northerly and southerly of Pigeon Pass Road.

ISSUES OF POTENTIAL CONCERN:

The map is proposed to subdivide an existing approved Specific Plan, Spring Mountain Ranch SP323. The entire project has approved tentative tract maps, but none have recorded. There are several issues and concerns with the Specific Plan, including WRCMSHCP (Western Riverside County Multi Species Habitat Conservation Plan) land dedication, Pigeon Pass construction and closure, NPDES (National Pollutant Discharge Elimination System) issues, water quality and WQMP (Water Quality Management Plan) concerns, and many others. Most of these issues have no relationship to this Schedule I subdivision, except Pigeon Pass Road.

Pigeon Pass Road was closed many years ago and the applicant has been working with the Transportation Department to complete the construction of the street and re-open. The applicant has changed in the interim, creating more complications. The Transportation Department is uncomfortable supporting any entitlements on this project without a commitment to complete Pigeon Pass Road. Accordingly, 50.Trans.6 requires bonds for construction of all backbone roads and infrastructure, including Pigeon Pass Road, and 50.Trans.7 requires that construction of Pigeon Pass Road be added to all grading permits in the project (prior to the final inspection of grading), and lastly, 50.Trans.8 requires a WQMP be finalized for the construction of the road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: Medium Density Residential (MDR), High Density Residential (HDR), Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS.
2. Surrounding General Plan Land Use: Rural Mountainous (RM) and Medium Density Residential to the north and west, City of Riverside and Open Space Conservation (OS-C) to the south, Public Facilities (PF) and Rural Mountainous (RM) to the west.
3. Existing Zoning: Specific Plan (SP)
4. Surrounding Zoning: Specific Plan (SP) and Rural Agricultural (R-A) to the north and west, City of Riverside and Rural

D.M.

- | | |
|----------------------------|--|
| 5. Existing Land Use: | Agricultural – 10 Acre Minimum (R-A-10) to the south, Light Agricultural – 10 Acre Minimum (A-1-10) to the east. |
| 6. Surrounding Land Use: | Vacant Land |
| 7. Project Data: | Single family to the west and north, a landfill to the east, and conservation land to the south. |
| 8. Environmental Concerns: | Total Acreage: 785 Gross Acres
Total Proposed Parcels: 15
Schedule: I |
| | Exempt pursuant to CEQA guidelines Section 15182 |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 36448**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (MDR), High Density Residential (HDR, Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS on the Highgrove and Reche Canyon/Badlands Area Plans.
2. The proposed use, parcels with a minimum of 20 acres, is permitted use in the Specific Plan.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (MDR), High Density Residential (HDR, Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS..
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use is consistent with the development standards set forth in the Specific Plan zone.
6. The project site is surrounded by properties which are zoned Specific Plan (SP) and Rural Agricultural (R-A) to the north and west, City of Riverside and Rural Agricultural – 10 Acre Minimum (R-A-10) to the south, Light Agricultural – 10 Acre Minimum (A-1-10) to the east.
7. Similar residential uses have been constructed and are operating in the project vicinity.
8. This project is located within Criteria Area's 0, 97, 101, 146, 147, 148, 149, 196, 197, of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such was required to complete the HANS process. The project has completed HANS and any requirements for land dedication are requirements of other Specific Plan entitlements and are not required of this Parcel Map. This project fulfills those requirements.

9. This project is within the City Sphere of Influence of Riverside.
10. CEQA guidelines Section 15182 explains that a project is exempt from the need for a CEQA review if:
 - a. It is located within a Specific Plan.
 - i) The project is entirely within an approved Specific Plan.
 - b. An EIR was done on the Specific Plan after January 1, 1980.
 - i) The EIR for the Specific Plan was adopted in 2001.
 - c. The project is for a residential area of the Specific Plan.
 - i) The entire Specific Plan, with the exception of Planning Area 7 is residential, or ancillary to residential. Planning Area 7 is not included in this Schedule I subdivision, but every other portion of the Specific Plan is.
 - d. The project is a land subdivision, zone change or planned unit development.
 - i) The proposed project is a land subdivision.
 - e. Nothing in the project triggers CEQA Guidelines Section 15162.
 - i) Section 15162 explains that projects within an approved EIR do not require any additional CEQA review IF the project is consistent with the EIR and imposes no new impacts. More specifically:
 - (1) At this time the project proposes no impacts that were not reviewed in the EIR or the addenda to the EIR, and the project will create no environmental impacts as no grading can take place as a result of the project.
 - (2) There are no changes to the circumstances under which the EIR or the addenda to the EIR was adopted. Development conditions surrounding the project have not changed since the EIR adoption in 2001.
 - (3) There is no new information available that was not available in 2001. The Tentative Maps that were approved did create addendums to the EIR that accounted for the MSHCP and increased State and County regulation since 2001.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR), High Density Residential (HDR), Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule I map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Riverside sphere of influence;
 - b. A dam inundation area;
 - c. A high fire area;
 - d. A Recreation and Parks District;
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - f. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. A 100-year flood plain or;
 - b. An area of low liquefaction; and,
 - c. The boundaries of the Highgrove Community Service Area #126.
4. The subject site is currently designated as Assessor's Parcels :255-120-011; 255-140-019; 255-170-010; 255-180-016; 255-180-022; 255-180-022; 255-190-016; 255-190-017; 255-200-028; 255-200-029; 255-200-032; 255-200-038; 255-200-039; 255-200-040; 255-200-041; 255-200-042; 255-200-043; 255-200-044; 255-200-040; 255-200-046; 255-200-047; 255-200-048; 255-210-011; 255-210-012; 255-210-013; 255-210-014; 255-220-008; 255-220-009; 255-220-010; 255-230-001; 255-230-003; 255-230-004; 255-230-009; 255-230-011; 255-240-010; 255-240-013; 255-240-014; 257-100-012; 257-100-034; 257-120-003; 257-170-007; 257-180-008; 257-180-009; 255-180-023.

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Date Prepared: 3/14/13

Date Revised: 02/20/13

Key Map



**SPRING MOUNTAIN RANCH
SPECIFIC PLAN No. 323**



LEGEND:

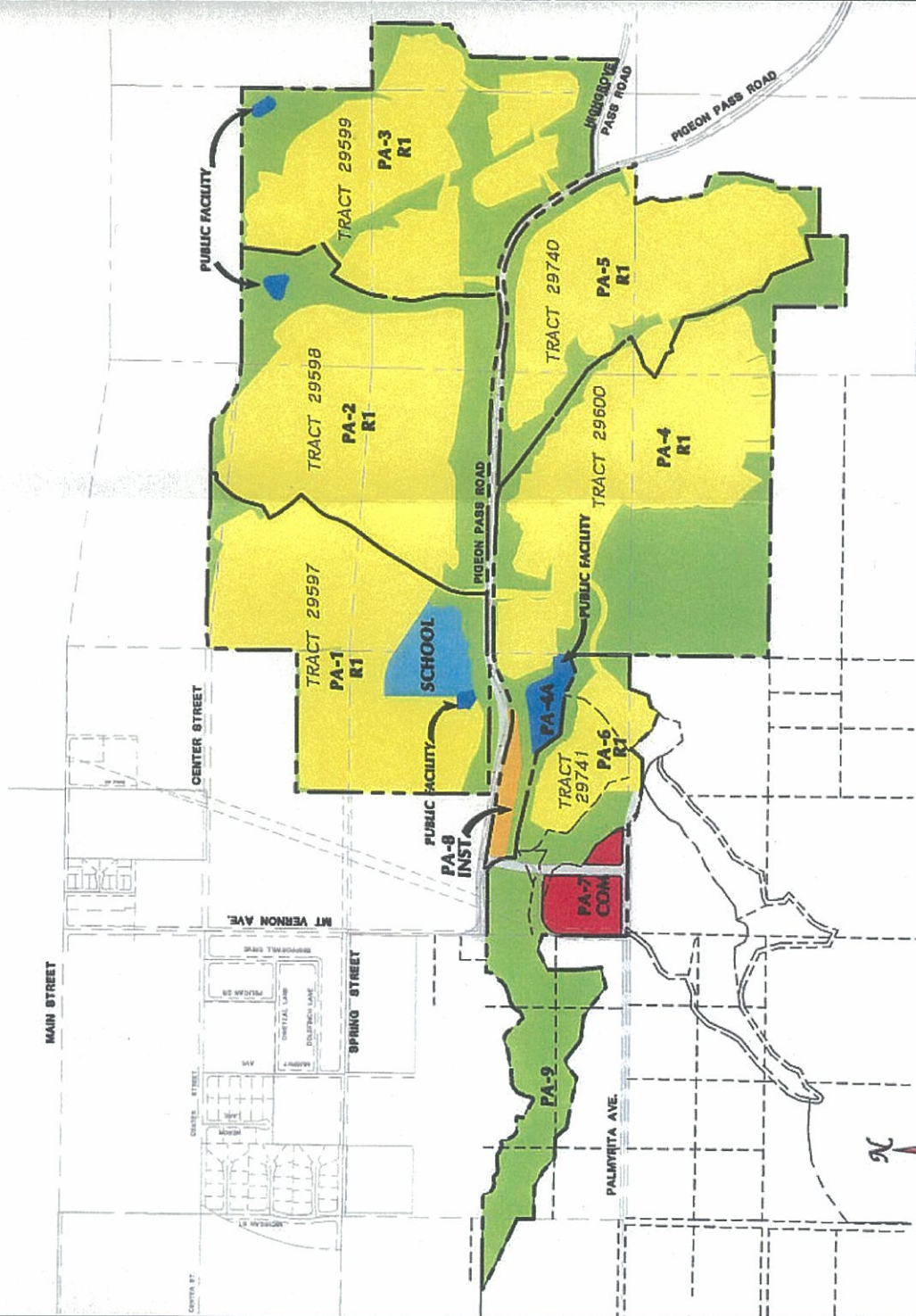
	ACRES	UNITS
R1-RESID.	476.18	1518
SCHOOL	12.61	-
COMMERCIAL	11.87	-
INSTITUTIONAL	4.90	-
OPEN SPACE/ PARKS	271.67	-
PUBLIC FACILITIES (RESERVOIRS/ WWTP)	8.21	-
TOTAL	785.44	1518

FIGURE V-1

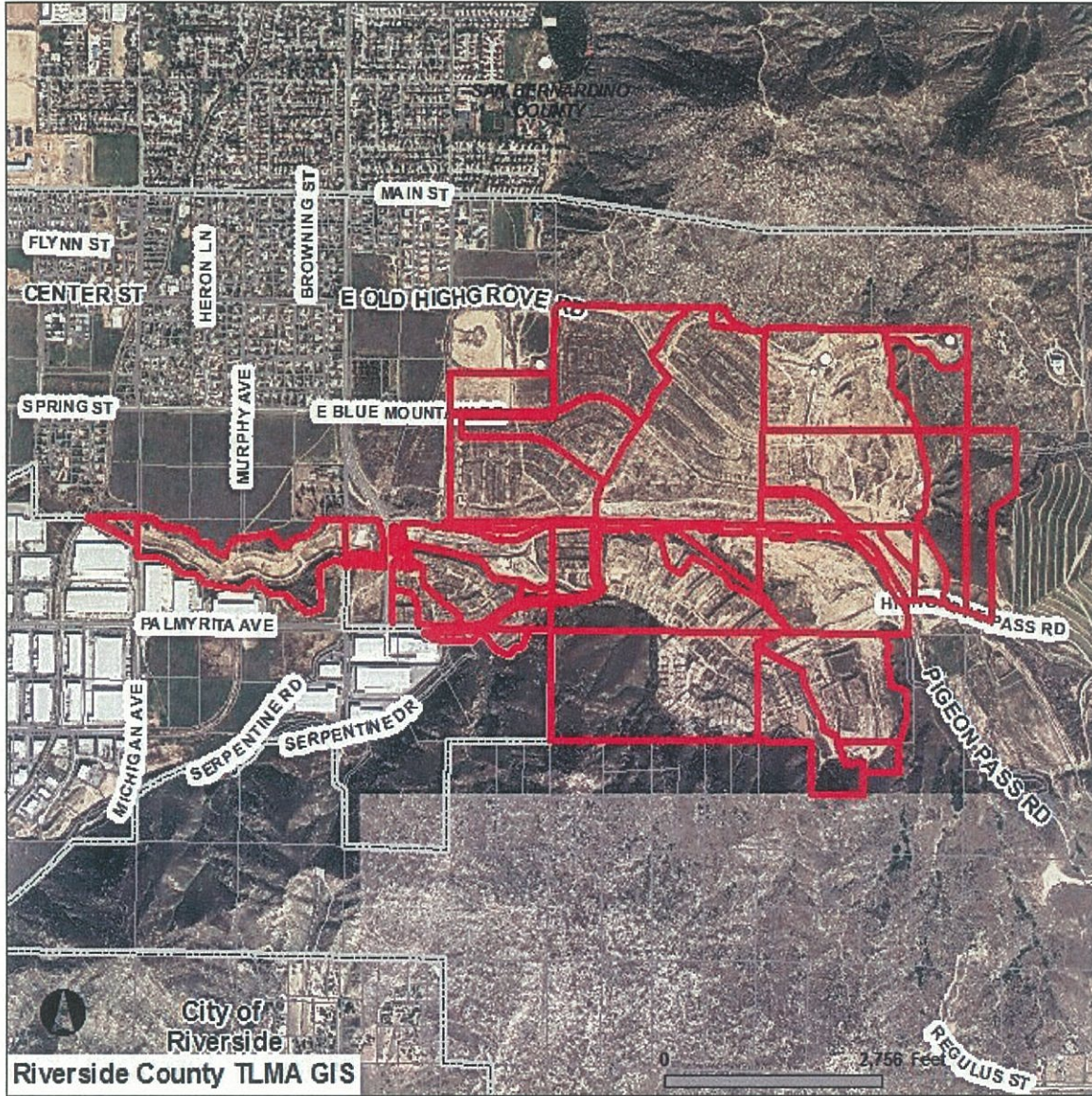
MASTER LAND USE PLAN

URBAN ENVIRONS 133 E. VINE STREET
REDLANDS, CA 92373
TEL: (909) 798-4446
FAX: (909) 335-9747

Engineering Planning Surveying Construction Services
PBS
3610 Central Avenue
Suite 500
Riverside, CA 92506
Tel: (909) 341-6380
Fax: (909) 341-6389



Vicinity



LEGEND

- CASE
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

IMPORTANT

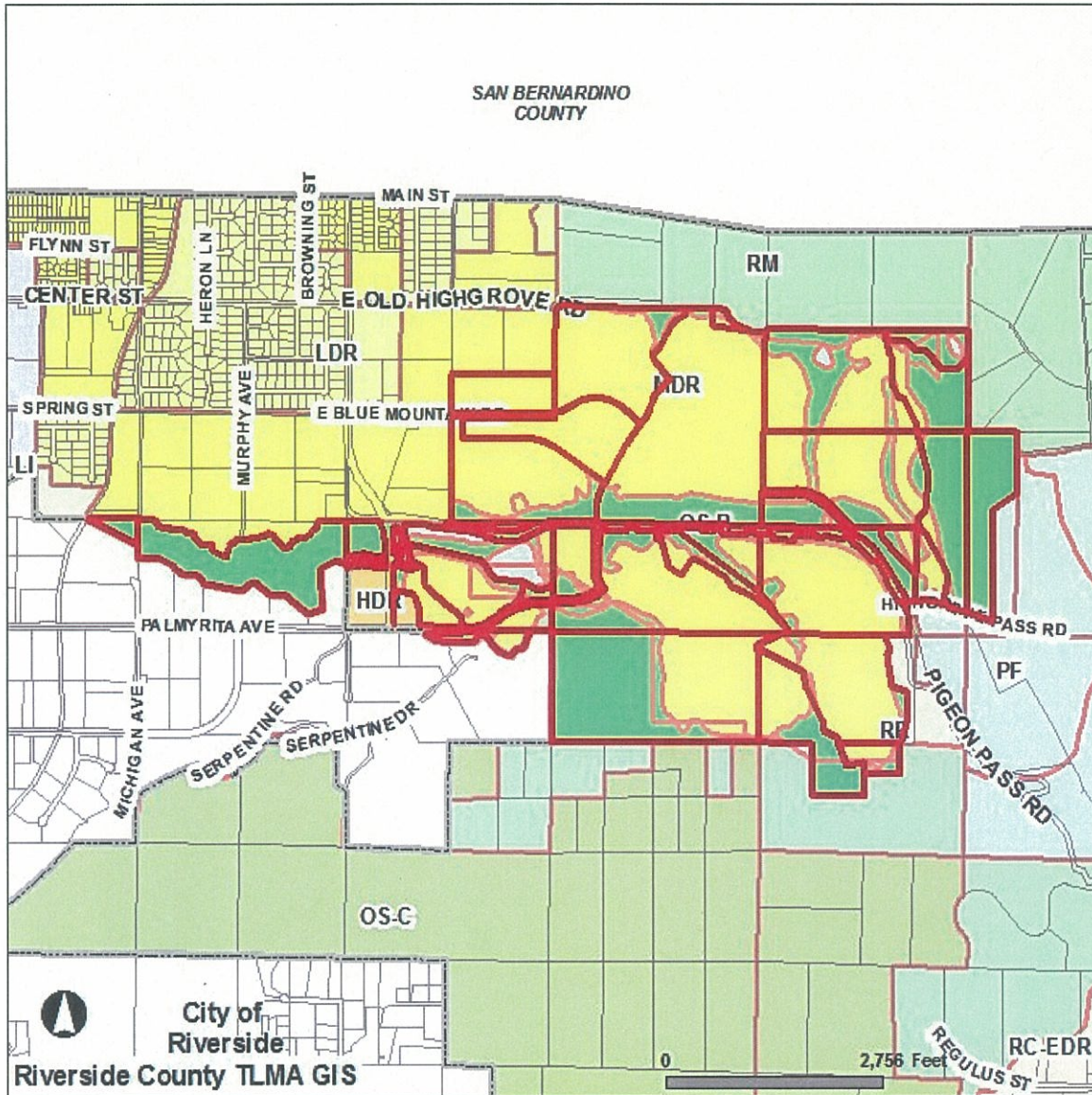
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 121101

PM36448

General Plan Land Use



LAND USE

- | | | | |
|----------------------------------|--------------------------------|-------------------------------|------------------------|
| CASE | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | HDR - HIGH DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL | LI - LIGHT INDUSTRIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | PF - PUBLIC FACILITIES |
| RM - RURAL MOUNTAINOUS | RR - RURAL RESIDENTIAL | | |

IMPORTANT

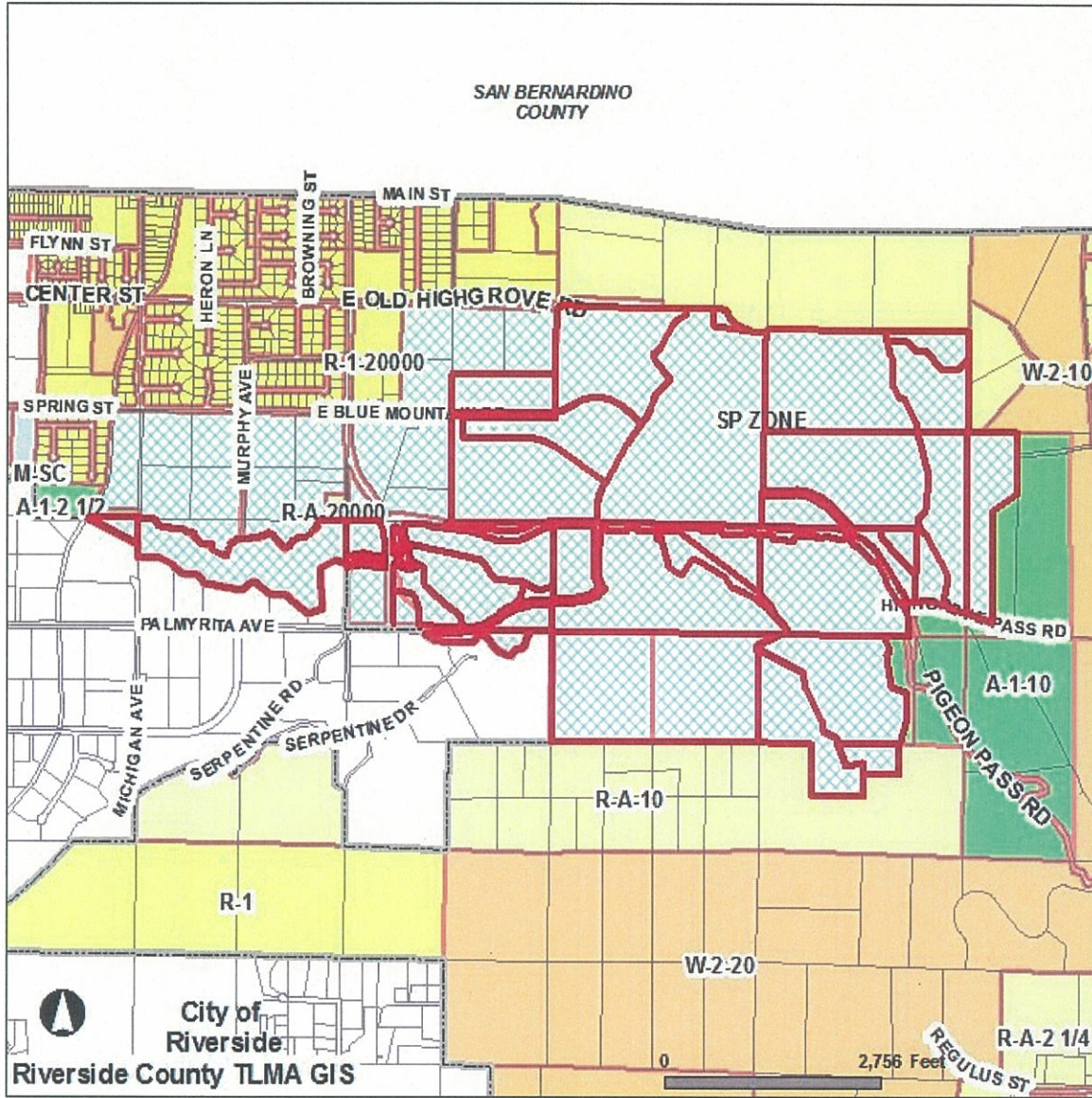
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 121101

PM36448

Zoning



ZONING

CASE	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1-10, A-1-2 1/2	I-P
M-SC	R-1, R-1-20000, R-1-9500	R-2	R-3
R-A-10, R-A-20000	SP ZONE	W-2-10, W-2-20	

IMPORTANT

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Version 121101

PM36448

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless NOTAPPLY

The applicant 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 this SPECIFIC PLAN. The COUNTY will promptly notify the applicant 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 applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SPA - Amendment Description NOTAPPLY

This Specific Plan Amendment modifies the existing Spring Mountain Ranch Specific Plan No. 323 by re-designating Planning area 7 from Commercial use to High Density Residential. The maximum number of dwelling units proposed increases from 1,461 in the original plan, to 1,558 in the amended plan.

10. EVERY. 3 SPA - Replace all previous NOTAPPLY

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document NOTAPPLY

Specific Plan No.323 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) NOTAPPLY

1. Board of Supervisors Specific Plan Resolution [and all resolutions for prior amendments to the Specific Plan].
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No.424 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Definitions NOTAPPLY

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No.323 AND SUBSTANTIAL CONFORMANCE NO.1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No.323

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No.1 to Specific Plan No. 323

CHANGE OF ZONE = Change of Zone No. 6535.

GPA = Comprehensive General Plan Amendment No.539.

EIR = Environmental Impact Report No.424.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Definitions (cont.) NOTAPPLY

APPROVED EXHIBIT A = Illustrative site plan, dated 3/13/07

MASTER LAND USE PLAN EXHIBIT = Master Land Use Plan, dated 3/13/07

APPROVED EXHIBIT R = Master Circulation Plan, dated 3/13/07

TYPICAL ROAD SECTIONS EXHIBIT = Typical Road Sections, dated 3/13/07

APPROVED EXHIBIT P = Master Phasing Plan, dated 3/13/07

PLANNING AREA 6 EXHIBIT = Planning Area 6, dated 3/13/07

PLANNING AREA 7 EXHIBIT = Planning Area 7, dated 3/13/07

PLANNING AREA 8 EXHIBIT = Planning Area 8, dated 3/13/07

PLANNING AREA 9 EXHIBIT = Planning Area 9, dated 3/13/07

APPROVED EXHIBIT W = Community Wall and Fencing Plan, dated 3/13/07

10. EVERY. 6 SP - Ordinance Requirements NOTAPPLY

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - Limits of SP DOCUMENT NOTAPPLY

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 8 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule I subdivision of 786.07 gross acres into 15 parcels.

10. EVERY. 9 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

10. EVERY. 10 MAP DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36448 shall be henceforth defined as

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 10 MAP DEFINITIONS (cont.) RECOMMND

follows:

TENTATIVE MAP = Tentative Parcel Parcel Map No. 36448,
Amended No. 1, dated 11/28/12.

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

EXHIBIT EPD = Spring Mountain Ranch Conservation Easements
for SP323 dated 3/7/13

10. EVERY. 11 MAP - 90 DAYS TO PROTEST RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED NOTAPPLY

Anything to the contrary, proposed by this Specific Plan,
shall not supersede the following: All grading shall
conform to the California Building code, County General
Plan, Ordinance 457 and all other relevant laws, rules and
regulations governing grading in Riverside County.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED NOTAPPLY

All grading shall be performed in accordance with the
recommendations of the included -County approved-
geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT NOTAPPLY

Prior to issuance of a grading permit, all certifications
affecting grading shall have written clearances. This
includes, but is not limited to, additional environmental
assessments, erosion control plans, geotechnical/soils
reports, and departmental clearances.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING NOTAPPLY

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6 MAP - GENERAL INTRODUCTION RECOMMND

Tentative Parcel Map No. 36448 is a Schedule I subdivision for land conveyance purposes only and no grading is proposed as part of the subdivision.

No grading permits will be issued for any parcel(s) of this subdivision. All grading permits shall be issued as part of the existing underlying tract maps for the site.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RETENTION BASINS - NO VECTORS RECOMMND

All proposed retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 1 PUBLIC/SEMI-PUB POOLS OR SPAS RECOMMND

For any proposed public or semi-public swimming pool/spa, a set of three complete plans must be submitted to the Department of Environmental Health (DEH) to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

10.E HEALTH. 1 SP - SEWER ONLY FROM CITY OF R NOTAPPLY

The applicant is to obtain sewer services from the City of Riverside PRIOR to recordation and building permit issuance A CSA agreement with the BOS offices will be required to accomplish this agreement since currently (5 Sep 06) the sewer from the city is NOT in the vicinity of this project.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the project's planning case transmittal for Parcel Map#36448, the project shall comply with the following recommendations:

[Reference: November 8, 2012 email correspondence between Steve Hinde, CIH, REHS (RivCo Industrial Hygienist) and Debbie Melvin (Project Consultant)]

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the project conditions for 20 years in the future may be used.

2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).

3. The exterior noise level shall not exceed 65 Ldn.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 3 ENV CLEANUP PROGRAM - COMMENTS RECOMMND

Based on the information provided, no further information is required for planning case approval. However, the Environmental Cleanup Program (ECP) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

Please note that methane mitigation measures shall continue to be implemented and regulated at the discretion and oversight of the County of Riverside, Building and Safety Department.

EPD DEPARTMENT

10.EPD. 1 - RIPARIAN/RIVERINE INEFFECT

The applicant or any successor-in-interest shall implement the design features and mitigation measures set forth in the December 30, 2004 letter to Klaus Mendenhall from

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10.EPD. 1 - RIPARIAN/RIVERINE (cont.) INEFFECT

Alissa Cope of Michael Brandman in order to ensure compliance with Section 6.1.2 of the MSHCP.

10.EPD. 2 - UWIG INEFFECT

The applicant or any successor-in-interest shall implement the design features and mitigation measures set forth in the December 30, 2004 memorandum to Klaus Mendenhall from Jason Brandman in order to ensure compliance with Section 6.1.4 of the MSHCP.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 2/6/13 RECOMMND

Parcel Map No. (PM) 36448 is proposes a Schedule I subdivision of approximately 786.1 gross acres into 15 parcel. The site is located in the Highgrove area, south of Center Street, and north and south of Pigeon Pass. This parcel map is associated with TR29597, TR29598, TR29599, TR29600, TR29740, and TR29741.

The entire site has been graded with a majority of the infrastructure (drainage, street, etc.) in place. The existing drainage infrastructure associated with the tracts includes the following:

- Highgrove - Center Street Stage 2 (project no. 1-0-00078) and Spring Street Stage 2 (project no. 1-0-00076), drawing no. 1-653;
- Springbrook Wash Channel Improvement Plans: Spring Mountain Road Palmyrita Avenue Storm Drain (project no. 1-0-00032), Springbrook Wash Stormdrain (project no. 1-0-00025), Springbrook Wash - Grazing Lane Stormdrain (project no. 1-0-00031), Springbrook Wash -Pigeon Pass Road Stormdrain (project no. 1-0-00026) drawing no. 1-651;
- Mt. Vernon Box Culvert Improvement Plan (project no. 1-0-00035 & 1-0-00036), drawing no. 1-646;
- Springbrook Wash - Pigeon Pass Road Debris Basin (project no. 1-0-00026) and Springbrook Wash Debris Basin (project no. 1-0-00025), SpringBrook Wash Channel (project no. 1-0-00035), drawing no. 1-651;
- Palmyrita Avenue Storm Drain and Pigeon Pass Road Lateral (project no. 1-0-00032), Mt. Vernon Avenue Debris Basin (project no. 1-0-00034), Mt. Vernon Avenue Storm Drain - Stage 2 (project no. 1-0-00036), Spring Mountain Road North

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 2/6/13 (cont.) RECOMMND

Storm Drain (project no. 1-0-00037), Springbrook Mountain South (project no. 1-0-00038) and Spring Mountain Road South Lateral (project no. 1-0-00039), drawing no. 1-655; - Highgrove-Spring Street Channel Stage 3 (project no. 1-0-00080), drawing no. 1-657; and - Highgrove-Spring Street Stage 3 (project no. 1-0-00076), Center Street Debris Basin (project no. 1-0-00077), Center Street Stage 3 Storm Drain (project no. 1-0-00078), drawing no. 1-656.

However, none of the storm drain improvements have been accepted by the District for operation and maintenance. Refer to the above mentioned improvement plans and previous conditions of approval for additional details of the project's drainage features. These flows ultimately drain into the Springbrook Wash Channel.

Though the site has been rough graded and drainage infrastructure has been constructed, this amendment application falls under discretionary permit. Therefore, a Project Specific Water Quality Management Plan (WQMP), consistent with the water quality requirements in effect at the time, will be required. The WQMP shall be prepared to mitigate water quality impacts due to street improvements and any improvements proposed as part of PM36448. Project specific WQMP shall accompany each development proposal at the time the proposal is submitted to the County. The Pigeon Pass Road Improvements WQMP shall be submitted to the Transportation Department for review and approval.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES NOTAPPLY

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER NOTAPPLY

ensity transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - PDA04758

RECOMMND

County Archaeological report (PDA) No. 4758, submitted for SP00323S3, was prepared by Michael Brandman Associates and is entitled "Cultural Resources Monitoring, Spring Mountain Ranch Project, Unincorporated Riverside County, California", dated October 2, 2006. The property involved in SP00323S3 (case now withdrawn) is essentially coincident with the property involved in PM36448. Hence, PDA04758 is herein acceptable for consideration of this project (PM36448). This report documents the findings for both Archaeological and Paleontological resources during grading of this site. A combined (Archaeo./Paleo.) report was acceptable during this time and will be accepted at this date for consideration of this project (PM36448).

Based on information contained in PDA04758 the site is sensitive for prehistoric Native American cultural resources. The site is also sensitive for historic artifacts from past farming activities. No artifacts were discovered that would indicate either temporal or cultural assignments. No significant paleontological finds were made.

Mass grading of the site was performed and completed over the bulk of this site. However, future grading of this site may impact previously undisturbed deposits. Thus, archaeological monitoring may be necessary during future grading operations as described elsewhere in this conditions set.

10.PLANNING. 3

SPSC - SPSC DESCRIPTION

NOTAPPLY

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. SP00323-S1 proposes to make the following minor alterations to the SPECIFIC PLAN: modify the land use map, land use table, conceptual circulation, trails, grading, drainage, and open space plan to reflect the proposed implementing tract maps and to reflect the conditions of the formal Section 7 Consultation prepared by the U.S. Fish and Wildlife Service. The revised project contains 792.24 acres and will include 1461 dwelling units on 443.89 acres, a 13.9 acre school site, 11.73 acres of commercial uses, 4.75 acres of institutional use, 13.96 acres of public facilities and 304.01 acres of open space.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - LOW PALEO

RECOMMND

Based on information contained in PDA No. 4758 No significant paleontological finds were made (PDA04758 presented archaeological as well as paleontological information about past site grading) and the site was concluded to have a low potential for paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places

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10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - LOW PALEO (cont.)

RECOMMND

in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.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.

10.PLANNING. 4

SP - DRAINAGE FACIL MAINT/OWN

NOTAPPLY

Major constructed drainage facilities located within the SPECIFIC PLAN will be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Local drainage devices including inlets/catch basins and storm drains to be constructed in roadway rights-of-way and drainage easements will be maintained by the Riverside County Transportation Department. The Master Homeowner Association will maintain drainage inlet facilities outside of street rights-of-way and between and behind lots. The ownership of these facilities shall remain with the Master Homeowner's Association or with the respective property owners themselves, unless ownership of specific facilities is accepted and acknowledged by RCFCWCD, Transportation Department, or Waste Management Department.

10.PLANNING. 5

SP - CSA 126 SERVICES

NOTAPPLY

County Service Area (CSA) 126 park maintenance fees for maintaining the existing park on Center Street, as well as street lighting fees shall apply to any implementing development application within the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - CSA 126 SERVICES (cont.) NOTAPPLY

Contracted sheriff services are available through County Service Area 126 at the project proponent's option.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 12 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all 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.

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Mount Vernon Avenue and Pigeon Pass Road exceeds that which is required for this

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION (cont.) RECOMMND

project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST NOTAPPLY

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 SP-SC DOCUMENT TO BE PREPARED NOTAPPLY

Within ninety (90)days of the approval of the Specific Plan Substantial Conformance, the applicant shall provide to the Planning Department fifteen (15) copies of the final Specific Plan Substantial conformance document. The document shall illustrate the differences between the current proposal and the approved Specific Plan. The final document shall replace the original Specific Plan document

20.PLANNING. 4 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460 or State Law. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1

SP - SC CONDITION ADDED

NOTAPPLY

SP 323 CONDITONS OF APPPROVAL ARE:

The projects within Specific Plan 323 shall be responsible for the following geometric intersection improvements, some of which may require additional road widening and/or right-of-way:

The intersection of Mount Vernon Avenue/Center Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: One left turn lane, two through lanes.

Eastbound: One left turn lane, two through lanes.

Westbound: One left turn lane, two through lanes.

The intersection of Mount Vernon Avenue/Spring Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: One left turn lane, two through lanes.

Eastbound: One left turn lane, two through lanes.

Westbound: One left turn lane, two through lanes.

The intersection of Mount Vernon Avenue/Pigeon Pass Road shall be improved to provide the following geometrics:

Northbound: Two through lanes, one right turn lane.

Southbound: Two left turn lanes, two through lanes.

Eastbound: Two left turn lanes, one right turn lane.

Westbound: N/A

The intersection of Pigeon Pass Road/'A' Street shall be imroved to provide the following geometrics:

Northbound: One left turn lane, one through lane.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 SP - SC CONDITION ADDED (cont.) NOTAPPLY

Southbound: One left turn lane, one through lane.

Eastbound: One left turn lane, one through lane.

Westbound: One left turn lane, one through lane.

The intersection of Mount Vernon Avenue/Palmyrita Avenue shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left turn lane, one right turn lane.

Eastbound: Two left turn lanes, two through lanes.

Westbound: Two through lanes. one right turn lane.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) NOTAPPLY

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,214th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.) NOTAPPLY

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- [Flood Control and Water Conservation] 1 copy
- [Coachella Valley Water District] 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of _____ 1 copy
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 11 SP - EA REQUIRED NOTAPPLY

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS NOTAPPLY

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS (cont.) NOTAPPLY

plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 15 SP - AMENDMENT REQUIRED NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - PARK AGENCY REQUIRED

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 126 , shall be annexed into the The County Service Area 126 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No.126 is unwilling or unable to annex the property in question."

30.PLANNING. 18

SP - PA PROCEDURES

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:

PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:
"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES (cont.) NOTAPPLY

change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA NOTAPPLY

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '____' attached

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)NOTAPPLY

hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 23 SP - PALEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 24 SP - GENERIC M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - GENERIC M/M PROGRAM (cont.) NOTAPPLY

monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - F&G CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within [planning area 1,2,3,4B,5,6,7,and 8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 26 SP - ACOE CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within planning area 1,2,3,4A,5,6,7 and 8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - SKR FEE CONDITION NOTAPPLY

Prior to the approval of any implementing project within planing areas 1,2,3,4A,4B,5,6,7 and 8 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. A primary entry treatment shall be shown at the following locations from Figure V-19, with features as depicted in Figure V-20.
2. A secondary entry treatment shall be shown at the following locations from Figure V-21.
3. The entry monument shall be in substantial conformance

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - ENTRY MONUMENTATION (cont.) NOTAPPLY

to the design guidelines of Planning Area__of the SPECIFIC PLAN, as shown on pages __to__."

2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ___ of the SPECIFIC PLAN, as shown on pages ___ to ___."

30.PLANNING. 29 SP - POST GRADING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Riverside Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 31 SP - GEO STUDY REQUIRED NOTAPPLY

Prior to the approval of any implementing project within Planning Areas 1,2,3,4A,4B,5,6,7,and 8 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval,which shall at a minimum deal with the following topics.

1) Identify locations and reccomend necessary amd appropriate remediation measures to address younger

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - GEO STUDY REQUIRED (cont.) NOTAPPLY

alluvium and fill where it occurs in the Planning Area(s);
2) Identify locations of rockfall hazard in the Planning Area(s), and strategies for stabilization; AND
3) Identify extent of blasting necessary for site preparation within the Planning Area(s), and potential methods to conduct the blasting while minimizing impacts to adjacent landowners.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 32 SP - PLANNING AREA STANDARDS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Areas] 7 of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. The target density of this planning area is 8.3 du/ac.
2. The target range of the number of dwelling units in this planning area is 97.
3. Entry monumentation is required at the intersection of Palmyrita Street and Mt. Vernon Avenue.
4. Roadway landscaping is required on Palmyrita Street, Mt. Vernon Ave, and on all interior streets.
5. A recreational trail shall be constructed along the east side of Mt. Vernon.
6. This implementing map is conditioned to build a linear park along west property line prior to the 60th building permit.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - PA SUMMARY TABLE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Areas:	Min. lot size [acres/s.f.]	Density[du/ac]
1	7,200	3.8
2	7,200	3.4
3	7,200	2.5
4B	7,200	3.0
5	7,200	3.5
6	7,200	3.0

This condition shall be considered MET if the implementing residential land division proposal is within the above mentioned standards. This condition may only considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 34

SP - PROJECT LOCATION EXHIBIT

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 35

SP - USFWS CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which will disturb habitat occupied by any species determined to be endangered, threatened, or a species of concern by the United States Fish and Wildlife Service (USFWS), the following condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - USFWS CLEARANCE (cont.)

NOTAPPLY

shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by any species determined to be endangered, threatened, or a species of concern as determined by the USFWS. This implementing project may require "take" for species including, but not limited to, the [California Gnatcatcher, Quino Checkerspot Butterfly, elhi Sands Flower Loving Fly, etc.]. Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or a finding or "No Jeopardy" by the USFWS. A copy of said approval shall be submitted to the Planning Department."

30.PLANNING. 36 SP- PARK AT PLANT SITE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "In the event that the wastewater treatment plant is not constructed, that area within Planning Area No. 4 of the Specific plan shall be constructed as a neighborhood park and shall include a parking lot, tot lot, picnic tables/benches, drinking fountain and security lighting. Vehicular access to the park will be provided off of Palmyrita Avenue. Pedestrian access to the park shall be provided from Planning Area No. 6 and Planning Area No. 4. If a park is constructed within this area, improvement paln for the park shall be submitted prior to the issuance of the 1st building permit within Planning Area No. 4 . The park shall be completed prior to the issuance of the 85th building permit in Planning Area No. 4."

TRANS DEPARTMENT

30.TRANS. 1 SP - ROADWAY ALIGNMENTS

NOTAPPLY

Pigeon Pass Road, as currently designed, serves as the main arterial through the proposed project and is expected to carry the majority of project traffic in addition to

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - ROADWAY ALIGNMENTS (cont.) NOTAPPLY

potential through traffic. The project has proposed improvements to Pigeon Pass Road utilizing the existing horizontal alignment, in general. It is anticipated that, due to environmental and topographical constraints, the intersection of Mount Vernon Avenue and Pigeon Pass Road will not be constructed as a four leg intersection with future development. Constructing an "L" intersection for a final design is not in accordance with County standards; therefore, this project shall submit a redesign of the alignments of these roads.

The project proponent shall work with Transportation Staff to analyze and submit alternative alignments that will improve circulation, maximize capacity, and reduce the potential for inefficient design. Possible alternatives to consider are the realignment of Pigeon Pass Road to connect to Center Street directly or to redesign the connection of Pigeon pass Road to Mount Vernon Avenue through a curve meeting County design standards. These suggested alignments will not adversely affect the proposed project or the ability to develop the desired densities.

30.TRANS. 2 SP - TRAFFIC STUDY REQUIRED NOTAPPLY

Traffic studies will be required for all project specific plan amendments and subsequent implementing development projects within the specific plan boundaries in accordance with the traffic study guidelines. Studies shall be prepared to address all transportation concerns as identified by Transportation Staff and to recommend mitigation. Feasibility of all mitigation measures recommended shall be determined, including the need for right-of-way, traffic signal modification or installation, street improvements and any obvious utility conflicts.

30.TRANS. 3 SP - CITY OF RIVERSIDE IMPRV NOTAPPLY

A "PRIOR TO MAP RECORDATION" condition shall be imposed on each subdivision map for any portion of the specific plan, requiring the project proponent to participate in the off-site improvement of Palmyrita Avenue via the payment of a \$200.00 per unit mitigation fee.

(Added at BOS 4/10/01).

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - GRAND TERRANCE IMPRV

NOTAPPLY

The traffic impacts of the project have been fully assessed. In order to address concerns raised by the City of Grand Terrace regarding the adequacy of traffic mitigation associated with the potential cumulative effects of the project, the Applicant shall participate in an interagency/interjurisdictional traffic mitigation and monitoring program to address, on a "fair share" basis, the previously identified traffic impacts of the development. The Applicant shall participate, on a "fair share" basis, with additional traffic mitigation measures, if warranted, upon a finding of a direct "nexus between the implementation of the project, and the need for additional traffic mitigation."

(Added at BOS 4/10/01).

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP CONVEYANCE

RECOMMND

The following condition shall be met prior to map recordation. The applicant or successor-in-interest shall provide documentation that the conservation lands delineated on EXH. EPD dated 3/7/13 have been dedicated to the appropriate conservation entity, or that the appropriate conservation entity has accepted a conservation easement over that land in place of dedication. As indicated on EXH. EPD dated 3/7/13:

PA-4 CE (consisting of 42 acres) shall be dedicated to the Western Riverside County Regional Conservation Authority (RCA),

PA-3 CE (consisting of 69.06 acres) shall be dedicated to the RCA

Offsite Waste Management CE (consisting of 70 acres) shall be dedicated to the RCA

PA-9 CE (consisting of 45 acres) shall be dedicated to the Riverside-Corona Resource Conservation District (RCRCD)

D1 CE (consisting of 21.23 acres) shall be dedicated to the RCRCD

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP - MSHCP CONVEYANCE (cont.)

RECOMMND

PA-5 CE (Drainage 2 consists of 2.61 acres and Drainage 3 consists of 7.98 acres) shall be dedicated to the RCRC

The total acreage of conservation listed above is 257.88. While some of the above acreages may change slightly, the total acreage of conservation must be at least 251.4 for this condition to be considered met. The conservation lands must not include fuel modification zones, or any other long term maintenance requirements.

PLANNING DEPARTMENT

50.PLANNING. 2 MAP - PREPARE A FINAL MAP

RECOMMND

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.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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.

B. All lots on the FINAL MAP shall have a minimum lot size of 20 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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.

50.TRANS. 2 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Mount Vernon Avenue (Old). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Pigeon Pass Road (Old). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 5 MAP - DEDICATIONS RECOMMND

Sufficient public street right-of-way along Pigeon Pass Road shall be conveyed for public use to provide for a 66 foot full-width right-of-way.

Sufficient public street right-of-way along Spring Mountain Road shall be conveyed for public use to provide for a 66 foot full-width right-of-way. The Entry Street connections of Spring Mountain Road to Pigeon Pass Road shall be conveyed for public use to provide for a 90 foot full-width right-of-way.

Sufficient public street right-of-way along Center Street shall be conveyed for public use to provide for a 66 foot full-width right-of-way.

Sufficient public street right-of-way along Spring Street (from project westerly boundary to Spring Mountain Road) shall be conveyed for public use to provide for a 66 foot full-width right-of-way.

or as approved by the Director of Transportation.

50.TRANS. 6 MAP - ROAD IMPROVEMENTS RECOMMND

Prior to recordation of the final map, the applicant/owner shall post bonds for infrastructure improvements associated with street, utilities, storm drain, sewer, and water for Pigeon Pass Road.

The bonding for Pigeon Pass Road shall include 44 foot full-width AC pavement and 6" concrete curb and gutter within the 66 foot full-width dedicated right-of-way in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ROAD IMPROVEMENTS (cont.) RECOMMND

accordance with County Standard No. 104, Section A (formerly Standard 103). (44'/66') A 5' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

Or as approved by the Director of Transportation.

50.TRANS. 7 MAP - PIGEON PASS ROAD RECOMMND

Prior to the Issuance of any Final Inspection for a Precise Grading Permit associated with any project within the boundaries of the Parcel Map, including grading permits associated with Tract 29597, Tract 29598, Tract 29599, Tract 29600, Tract 29740, and Tract 29741 and their phases, if any, Pigeon Pass Road between Mount Vernon Avenue and the easterly project boundary shall be improved with 44 foot of AC pavement and 6" concrete curb and gutter within a 66 foot right-of-way per County Standard No. 104, Section A (formerly Standard 103). A 5' sidewalk shall be constructed adjacent to the curb line with the 11' parkway. This condition shall apply to BGR110085, BGR110086, BGR110087, BGR110088, BGR110115, BGR110116, BGR110117, BGR110118, BGR110119, BGR110175, and BGR110176, or any other Grading Permit that is submitted within the boundaries of the Parcel Map.

or as approved by the Director of Transportation.

50.TRANS. 8 MAP - FINAL WQMP FOR PPR RECOMMND

Prior to recordation of the final map, the project proponent shall submit a final WQMP for Pigeon Pass Road to the Transportation Department for review and approval.

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRDG PERMITS RECOMMND

NO GRADING PERMITS WILL NOT BE ISSUED BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NO GRDG PERMITS (cont.) RECOMMND
PARCEL(S).

PLANNING DEPARTMENT

60.PLANNING. 14 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 15 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 17 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 786.07 ares (gross) in accordance with the TENTATIVE MAP. If the development is

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - SKR FEE CONDITION (cont.) RECOMMND

subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

80.E HEALTH. 2 INDUSTRIAL HYGIENE CLEARANCE RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

EPD DEPARTMENT

80.EPD. 1 SP - MSHCP CONVEYANCE NOTAPPLY

Prior to the issuance of the first building permit within SP00323A1, the applicant shall convey fee title to or an acceptable conservation easement over the 251.4 acres of land required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to be included in the MSHCP Conservation Area to the Western Riverside County Regional Conservation Authority (RCA) or any other entity acceptable to the RCA.

80.EPD. 2 SP - RIPARIAN/RIVERINE MMP NOTAPPLY

Prior to the issuance of a building permit, a Mitigation Monitoring Plan (MMP) must be submitted to and approved by the Environmental Programs Department (EPD). The MMP must be consistent with the mitigation measures set forth in the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 SP - RIPARIAN/RIVERINE MMP (cont.) NOTAPPLY

December 30, 2004 letter to Klaus Mendenhall from Alissa Cope of Michael Brandman. The MMP must be prepared by a qualified biologist who has an MOU with the County of Riverside. The MMP will include time tables for completion of the mitigation and propose appropriate financial assurances. The MMP must also propose success criteria for the initial phase of mitigation which must be met prior to the issuance of a building permit. Any proposed offsite mitigation must be approved by the Environmental Programs Department, and paid for prior to the issuance of a building permit.

80.EPD. 3 SP - MMP CHECK NOTAPPLY

Prior to the issuance of a building permit, a report must be submitted showing that the initial phases of the Mitigation Monitoring Plan (MMP) have been completed and that the success criteria outlined within the MMP have been met. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 4 SP - UWIG PLAN CHECK NOTAPPLY

The building plan will be check for compliance with the mitigation measures set forth in the December 30, 2004 memorandum to Klaus Mendenhall from Jason Brandman in order to ensure compliance with Section 6.1.4 of the MSHCP. The Building Plan will also be checked for direct compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

SP - UWIG PLAN CHECK (cont.)

NOTAPPLY

designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative

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80.EPD. 4 SP - UWIG PLAN CHECK (cont.) (cont.) NOTAPPLY

sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

? Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

? Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified District shall be mitigated in accordance with California State law.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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.

03/14/13
11:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNT RES BUILD PERMITS

NOTAPPLY

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

100.PLANNING. 2 SP- EQUESTRIAN CENTER PLANS

NOTAPPLY

Prior to the issuance of the 1,200th cumulative building permit within the SPECIFIC PLAN, improvement plans for the Equestrian Center located within Planning Area 3 shall be submitted to the Planning Department for review and approval. The Equestrian Center improvement plans shall include a detailed site plan, floor plans and elevations of buildings pertinent to conducting the use, and documentation evidencing a permanent funding and maintenance mechanism for the construction and maintenance of the equestrian center. The improvement plans shall be submitted as a plot plan.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: May 9, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 126 c/o EDA
Highgrove Municipal Advisory Council

2nd District Supervisor
2nd District Planning Commissioner
City of Riverside
Riverside Unified School Dist.
RWQCB-Santa Ana
Air Quality Mgmt. Dist. – South Coast

TENTATIVE PARCEL MAP NO. 36448, TENTATIVE TRACT MAP NO. 29597, MINOR CHANGE NO. 1, TENTATIVE TRACT MAP NO. 29598 MINOR CHANGE NO. 1, TENTATIVE TRACT MAP NO. 29599 MINOR CHANGE NO 1, TENTATIVE TRACT MAP NO. 29600 MINOR CHANGE NO. 1, TENTATIVE TRACT MAP NO. 29740 MINOR CHANGE NO. 2, TENTATIVE TRACT MAP NO. 29741 MINOR CHANGE NO. 1- eaTBD – Applicant: SFI SMR LLC – Engineer/Representative: Kaveh Haghighi – Fifth/Second Supervisorial District – Edgemont-Sunnymead and University Zoning District – Highgrove and Reche Canyon/Badlands Area Plan: Community Development: Medium Density Residential (MDR), High Density Residential (HDR, Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS – Location: Southerly of Center Street, northerly and southerly of Pigeon Pass Road – 785 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: The applications together request to replace 25 residential lots with a total of 179,298 square feet of open space areas and recreational amenities within Specific Plan 323 (Spring Mountain Ranch). All 'intended' uses listed below for the converted lots are for reference only. Actual park improvements will require separate plot plans that are not part of this project. Additionally a parcel map is proposed for land conveyance purposes. More specifically, the **Tentative Parcel Map proposes a Schedule I subdivision of 786.07 gross acres into 15 parcels. **TR29597M1** proposes to convert residential lots 165 and 166 to an open space lot intended for a pool and restrooms, convert residential lots 190 and 222 to open space lots intended for additional walkways, and convert residential lots 325 and 326 to open space lots intended for park and spray park uses. **TR29598M1** proposes to convert residential lots 186 and 187 into open space lots intended for a pool and restroom building, and to convert residential lots 205 and 223 to open space uses intended for a greenbelt leading to the pool. **TR29599M1** proposes to convert residential lots 14 and 15 into open spec lots intended for park use and tot-lot. **TR29600M1** proposes to convert residential lots 58, 95, and 96 to open space lots intended for a pool and restroom or spray park and greenbelt, and convert residential lots 9, 10, 11, 12, 13, 25, and 26 into open space lots intended for a recreation center building, perking, pool and tennis courts. **TR29740M2** proposes to convert residential lots 76 and 77 into open space lots intended for tot-lots and park uses. **TR29741M1** proposes to convert residential lot 38 into an open space lot intended for a tot-lot and park use. – APN(s): 255120011, 255140019, 255170010, 255180022, 255180023, 255190016, 255190017, 255200028, 255200032, 255200038, 255200039, 255200040, 255200041, 255200042, 255200043, 255200044, 255200046, 255200047, 255200048, 255200049, 255200050, 255210011, 255210012, 255210013, 255210014, 255220008, 255220009, 255220010, 255230001, 255230003, 255230009, 255230011, 255240010, 255240013, 255240014, 257120003, 257170007, 257180008, 257180009**

NOTE: A Specific Plan Substantial Conformance is also being processed with this set of maps but was not ready for LDC distribution at the time this was scheduled. Each Minor Change map has one clean version (stamped) and red line version to ease review. The red lined version has no stamp and is only included to ease review.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 5, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite, Project Planner, at (951) 955-8631** or email at **MSTRAITE@rctlma.org / MAILSTOP# 1070**.

FILE COPY

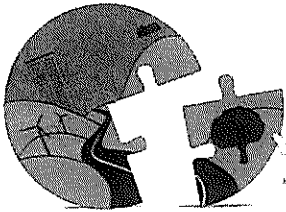
COMMENTS:

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006349

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36448 DATE SUBMITTED: 3/21/12

APPLICATION INFORMATION

Applicant's Name: SFI SMR, LP E-Mail: scott@scottrealestateadvisory.com

Mailing Address: 10960 Wilshire Blvd., Suite 1260
Street
Los Angeles CA 90024
City State ZIP

Daytime Phone No: (310) 315-5514 Fax No: (310) 315-7017

Engineer/Representative's Name: Kaveh Haghghi SCOTT OUELLETTE E-Mail: khaghghi@rbf.com

Mailing Address: 40810 County Center Drive, Suite 100
Street
Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 676-8042 Fax No: (951) _____

Property Owner's Name: SFI SMR, LP E-Mail: swylder@istarfinancial.com

Mailing Address: Attn: Steve Wlder 10960 Wilshire Blvd., Suite 1260
Street
Los Angeles CA 90024
City State ZIP

Daytime Phone No: (310) 315-5514 Fax No: (310) 315-7017

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

EA42501 / CFG05875

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

SEI SMP, LP SCOTT BELLETTE AUTHORIZED AGENT [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Steve Wylder, Vice President [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): see attached property tax report

Section: 8,9,10,15,16 Township: 2 South Range: 4 West San Bernardino Meridian

Approximate Gross Acreage: 785.44

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Palmyrita, South of Center St, East of Mt. Vernon, West of County Landfill.

Thomas Brothers map, edition year, page number, and coordinates: 2008 Riverside 646 & 686

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):
Land Divisions Schedule "I" Parcel Map.

Related cases filed in conjunction with this request:
Modified TTMs 29741M1, 29597M1, 29598M1, 29600M1, 29599M1, 29740M1

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). SP 323 & 6 TTMs listed above (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 424

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 a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Site is graded.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/21/2013,

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

APN (s) or case numbers Pm 36448 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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



ASMT: 255110006, APN: 255110006
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR NO 500
IRVINE CA 92612

ASMT: 255120034, APN: 255120034
KOCH PALMYRITA INV
723731 PALMYRITA AVE
RIVERSIDE CA 92507

ASMT: 255110015, APN: 255110015
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR STE 500
IRVINE CA 92612

ASMT: 255130018, APN: 255130018
AVALON BRUNKA, ETAL
731 MT VERNON AVE
RIVERSIDE CA 92507

ASMT: 255120008, APN: 255120008
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 255150013, APN: 255150013
MARLENE RITZ, ETAL
480 MAIN ST
RIVERSIDE, CA. 92507

ASMT: 255120026, APN: 255120026
CATHERINE MYGRANT, ETAL
3271 ARDEN RD
HAYWARD CA 94545

ASMT: 255150017, APN: 255150017
HIGHGROVE PROP OWNER
C/O MIKE CANFIELD
2151 MICHELSON DR NO 250
IRVINE CA 92612

ASMT: 255120027, APN: 255120027
S B ASSOC, ETAL
185 MADISON AVE NO 600
NEW YORK NY 10016

ASMT: 255170013, APN: 255170013
EVELYN TILLMAN
20140 BLUE MOUNTAIN DR
RIVERSIDE, CA. 92507

ASMT: 255120031, APN: 255120031
S B ASSOC, ETAL
185 MADISON AVE STE 600
MADISON AVENUE NY 10016

ASMT: 255170014, APN: 255170014
SALENA CHAN
P O BOX 70909
PASADENA CA 91117

ASMT: 255120033, APN: 255120033
MIESTO VENTURES
4731 FRUITLAND AVE
VERNON CA 90058

ASMT: 255180009, APN: 255180009
ROSARIO YONGVANICH
9633 RAVILLER DR
DOWNEY CA 90240



ASMT: 255180011, APN: 255180011
LISA NOBLE, ETAL
395 HERON LN
RIVERSIDE CA 92507

ASMT: 255280001, APN: 255280001
NADIA SALEEB, ETAL
19719 SUNSET VISTA RD
WALNUT CA 91789

ASMT: 255180015, APN: 255180015
LIVIA EARP
1170 MOUNTAIN VIEW LN
COLTON CA 92324

ASMT: 255280006, APN: 255280006
RUTH MEKHALL, ETAL
C/O SAMY SALEEB
17350 HAWKSVIEW LN
CHAGRIN FALLS OH 44023

ASMT: 255190028, APN: 255190028
SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 255280008, APN: 255280008
THERESA AADLAND, ETAL
22351 SAINT MINA CT
COLTON, CA. 92324

ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
C/O EQUITY RESIDENTIAL
P O BOX 87407
CHICAGO IL 60680

ASMT: 255280009, APN: 255280009
LEANNA WACKER, ETAL
22355 ST MINA CT
COLTON, CA. 92324

ASMT: 255200049, APN: 255200049
PAUL BULLER
510 HEARN ST
AUSTIN TX 78703

ASMT: 255290008, APN: 255290008
SAINT MINA COPTIC ORTHODOX CHURCH
P O BOX 52147
RIVERSIDE CA 92517

ASMT: 255220001, APN: 255220001
ROBERTA JENKINS FAMILY FOUNDATION, ET.
20 13TH PL
LONG BEACH CA 90802

ASMT: 255372002, APN: 255372002
ROBERT KLINE
563 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255220002, APN: 255220002
CARMEN BALCAZAR, ETAL
6349 RIVERSIDE AVE
RIVERSIDE CA 92506

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507



ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372005, APN: 255372005
SARAH RUSSELL, ETAL
608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007
ROLANDO ANTONIO, ETAL
16938 CARROTWOOD DR
RIVERSIDE CA 92503

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
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RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
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130 N PINNEY DR
ANAHEIM CA 92807

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
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ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372017, APN: 255372017
LINDA ENZENBACHER
630 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372018, APN: 255372018
RAYMOND GAGE
614 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257020019, APN: 257020019
T M COBB CO
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ASMT: 255372019, APN: 255372019
DONNA COOLEY, ETAL
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ASMT: 257050026, APN: 257050026
DMITRIY BURKOVSKIY
351 CHERRY CREEK LN
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ASMT: 255372020, APN: 255372020
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RIVERSIDE, CA. 92507

ASMT: 257100031, APN: 257100031
SANDALS CHURCH
150 PALMYRITA AVE STE 1
RIVERSIDE CA 92507

ASMT: 255372021, APN: 255372021
ROSALYN HAMILTON, ETAL
570 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100035, APN: 257100035
SANDALS CHURCH
150 PALMYRITA
RIVERSIDE CA 92507

ASMT: 255372022, APN: 255372022
JUDE WHITTON, ETAL
544 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257110002, APN: 257110002
C MORTON
C/O DEE ANN EDWARDS
P O BOX 245
SIERRAVILLE CA 96126

ASMT: 255381012, APN: 255381012
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ASMT: 257110004, APN: 257110004
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ASMT: 255381022, APN: 255381022
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213 ORIOLE AVE
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RANCHO SANTA FE CA 92067



ASMT: 257110006, APN: 257110006
 ELSA FIORENZA, ETAL
 306 KISSELA CT
 EL DORADO HILLS CA 95762

ASMT: 257180020, APN: 257180020
 SFI SMR
 STE 200 C/O ISTAR FINANCIAL INC TAX DEPT
 1501 E ORANGETHORPE AVE
 FULLERTON CA 92831

ASMT: 257110010, APN: 257110010
 MMI BDI RIVERSIDE MT VERNON
 C/O KELLY KINNON
 100 WILSHIRE BLV STE 700
 SANTA MONICA CA 90401

ASMT: 257190009, APN: 257190009
 OPEN SPACE DIS, ETAL
 C/O DEPT OF BLDG SERVICES
 3133 MISSION INN AVE
 RIVERSIDE CA 92507

ASMT: 257130002, APN: 257130002
 LARRY KENNEDY, ETAL
 12210 MICHIGAN ST NO 17
 GRAND TERRACE CA 92313

ASMT: 257240004, APN: 257240004
 COLUMBIA BUSINESS CENTER
 C/O MICHAEL P GRAYDON
 100 E CORSON ST
 PASADENA CA 91103

ASMT: 257180003, APN: 257180003
 JAMES VACCARO, ETAL
 751 11TH ST
 MANHATTAN BEACH CA 90266

ASMT: 257240005, APN: 257240005
 COLUMBIA BUSINESS CENTER
 P O BOX 4549
 CARLSBAD CA 92018

ASMT: 257180009, APN: 257180009
 SFI SMR
 C/O ISTAR FINANCIAL INC / TAX DEPT
 2727 E IMPERIAL HWY
 BREA CA 92821

ASMT: 255110006, APN: 255110006
 BIXBY LAND CO
 C/O JIM O'DONNELL
 2211 MICHELSON DR NO 500
 IRVINE CA 92612

ASMT: 257180015, APN: 257180015
 MRF GROVES DEV
 C/O WILLIAM SHOPOFF
 2 PARK PLAZA STE 700
 IRVINE CA 92614

ASMT: 255110015, APN: 255110015
 BIXBY LAND CO
 C/O JIM O'DONNELL
 2211 MICHELSON DR STE 500
 IRVINE CA 92612

ASMT: 257180017, APN: 257180017
 COUNTY OF RIVERSIDE
 C/O REAL ESTATE DIVISION
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 RIVERSIDE CA 92502

ASMT: 255120008, APN: 255120008
 CITY OF RIVERSIDE
 C/O PROPERTY SERVICES
 3900 MAIN ST
 RIVERSIDE CA 92522

ASMT: 255120026, APN: 255120026
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HAYWARD CA 94545

ASMT: 255150017, APN: 255150017
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2151 MICHELSON DR NO 250
IRVINE CA 92612

ASMT: 255120027, APN: 255120027
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SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
C/O EQUITY RESIDENTIAL
P O BOX 87407
CHICAGO IL 60680

ASMT: 255280009, APN: 255280009
LEANNA WACKER, ETAL
22355 ST MINA CT
COLTON, CA. 92324

ASMT: 255200049, APN: 255200049
PAUL BULLER
510 HEARN ST
AUSTIN TX 78703

ASMT: 255290008, APN: 255290008
SAINT MINA COPTIC ORTHODOX CHURCH
P O BOX 52147
RIVERSIDE CA 92517

ASMT: 255220001, APN: 255220001
ROBERTA JENKINS FAMILY FOUNDATION, ET.
20 13TH PL
LONG BEACH CA 90802

ASMT: 255372002, APN: 255372002
ROBERT KLINE
563 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255220002, APN: 255220002
CARMEN BALCAZAR, ETAL
6349 RIVERSIDE AVE
RIVERSIDE CA 92506

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280001, APN: 255280001
NADIA SALEEB, ETAL
19719 SUNSET VISTA RD
WALNUT CA 91789

ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280006, APN: 255280006
RUTH MEKHALL, ETAL
C/O SAMY SALEEB
17350 HAWKSVIEW LN
CHAGRIN FALLS OH 44023

ASMT: 255372005, APN: 255372005
SARAH RUSSELL, ETAL
608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280008, APN: 255280008
THERESA AADLAND, ETAL
22351 SAINT MINA CT
COLTON, CA. 92324

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007
ROLANDO ANTONIO, ETAL
16938 CARROTWOOD DR
RIVERSIDE CA 92503

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
617 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
CARMEN CORDERO, ETAL
130 N PINNEY DR
ANAHEIM CA 92807

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372017, APN: 255372017
LINDA ENZENBACHER
630 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372018, APN: 255372018
RAYMOND GAGE
614 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372019, APN: 255372019
DONNA COOLEY, ETAL
600 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372020, APN: 255372020
CECILIA MILLAN, ETAL
584 SWAYZEE CT
RIVERSIDE, CA. 92507



ASMT: 255372021, APN: 255372021
 ROSALYN HAMILTON, ETAL
 570 SWAYZEE CT
 RIVERSIDE, CA. 92507

ASMT: 257100035, APN: 257100035
 SANDALS CHURCH
 150 PALMYRITA
 RIVERSIDE CA 92507

ASMT: 255372022, APN: 255372022
 JUDE WHITTON, ETAL
 544 SWAYZEE CT
 RIVERSIDE, CA. 92507

ASMT: 257110002, APN: 257110002
 C MORTON
 C/O DEE ANN EDWARDS
 P O BOX 245
 SIERRAVILLE CA 96126

ASMT: 255381012, APN: 255381012
 YOLANDA FINCH
 288 CARLIN LN
 RIVERSIDE, CA. 92507

ASMT: 257110004, APN: 257110004
 LAN NGUYEN
 2239 W ALMOND
 ORANGE CA 92668

ASMT: 255381022, APN: 255381022
 TRACT 29168 HIGHGROVE
 213 ORIOLE AVE
 RIVERSIDE CA 92507

ASMT: 257110005, APN: 257110005
 DILLON SMITH, ETAL
 P O BOX 675211
 RANCHO SANTA FE CA 92067

ASMT: 257020019, APN: 257020019
 T M COBB CO
 500 PALMYRITA AVE
 RIVERSIDE, CA. 92507

ASMT: 257110006, APN: 257110006
 ELSA FIORENZA, ETAL
 306 KISSELA CT
 EL DORADO HILLS CA 95762

ASMT: 257050026, APN: 257050026
 DMITRIY BURKOVSKIY
 351 CHERRY CREEK LN
 ROCHESTER NY 14626

ASMT: 257110010, APN: 257110010
 MMI BDI RIVERSIDE MT VERNON
 C/O KELLY KINNON
 100 WILSHIRE BLV STE 700
 SANTA MONICA CA 90401

ASMT: 257100031, APN: 257100031
 SANDALS CHURCH
 150 PALMYRITA AVE STE 1
 RIVERSIDE CA 92507

ASMT: 257130002, APN: 257130002
 LARRY KENNEDY, ETAL
 12210 MICHIGAN ST NO 17
 GRAND TERRACE CA 92313



ASMT: 257180003, APN: 257180003
JAMES VACCARO, ETAL
751 11TH ST
MANHATTAN BEACH CA 90266

ASMT: 257240005, APN: 257240005
COLUMBIA BUSINESS CENTER
P O BOX 4549
CARLSBAD CA 92018

ASMT: 257180009, APN: 257180009
SFI SMR
C/O ISTAR FINANCIAL INC / TAX DEPT
2727 E IMPERIAL HWY
BREA CA 92821

ASMT: 257180015, APN: 257180015
MRF GROVES DEV
C/O WILLIAM SHOPOFF
2 PARK PLAZA STE 700
IRVINE CA 92614

ASMT: 257180017, APN: 257180017
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 257180020, APN: 257180020
SFI SMR
STE 200 C/O ISTAR FINANCIAL INC TAX DEPT
1501 E ORANGETHORPE AVE
FULLERTON CA 92831

ASMT: 257190009, APN: 257190009
OPEN SPACE DIS, ETAL
C/O DEPT OF BLDG SERVICES
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 257240004, APN: 257240004
COLUMBIA BUSINESS CENTER
C/O MICHAEL P GRAYDON
100 E CORSON ST
PASADENA CA 91103



ATTN: Bill Brown
County Service Area 126
c/o EDA
Mail Stop 1040

ATTN: R.A. Barnett
Highgrove Municipal
Advisory Council
474 Prospect Rd.
Highgrove, CA 92501

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Waste Resources Management,
Riverside County
Mail Stop 5950

SFI SMR LP
C/O IStar Financial
10960 Wilshire Blvd Suite 1260
Los Angeles CA 90024

Kaveh Haghithi
40810 County Center Drive Suite 100
Temecula CA 92591

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Waste Resources Management,
Riverside County
Mail Stop 5950

~~Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626~~

~~Black Emerald LLC
91711 82nd Ave
Thermal CA 92274~~

~~Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253~~

~~Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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. 36448

Project Location: In the unincorporated area of Riverside County, more specifically located southerly of Center Street, northerly and southerly of Pigeon Pass Road.

Project Description: Tentative Parcel Map No. 36448 is proposing a Schedule I subdivision of 786.07 gross acres into 15 parcels.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: SFI SMR LP

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 (____)
 Statutory Exemption (pursuant to CEQA Guidelines section 15182)
 Other: _____

Reasons why project is exempt: CEQA guidelines Section 15182 explains that a project is exempt from the need for a CEQA review if it is located within a Specific Plan, an EIR was done on the Specific Plan after January 1, 1980, the project is for a residential area of the Specific Plan, the entire Specific Plan, with the exception of Planning Area 7 is residential, or ancillary to residential. Planning Area 7 is not included in this Schedule I subdivision, but every other portion of the Specific Plan is, the project is a land subdivision, zone change or planned unit development, nothing in the project triggers CEQA Guidelines Section 15162.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PM36448\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0011956

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MICHAEL BRANDMAN ASSOC \$850.00
paid by: CK 86520
paid towards: CFG01676 CALIF FISH & GAME: EIR
CFG FOR EIR424 / SP323
at parcel #:
appl type: CFG2

By _____ Nov 30, 2000 15:56
NMAZIK posting date Nov 30, 2000

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.: 253
Supervisorial District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: April 22, 2013

PLOT PLAN NO: 25260
Applicant: Gale Calhoon
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an unpermitted 2,160 square feet detached barn on 1.93 acres, located at 23220 Miners Road in the unincorporated Riverside County near Perris.

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside Fire Department.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25260**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed projects are compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.

OK
JW
3/21/13

4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-2) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-2 zone.
6. The proposed 2,160 square foot detached barn is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,160 square foot detached barn is compatible with the character of the surrounding community.
8. The detached accessory 2,160 square foot detached barn is located over 100 feet or more from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25260

Parcel: 289-450-037

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is approval for an unpermitted 2,160 square foot detached barn on 1.93 acres, located at 23220 Miners Road in the unincorporated Riverside County near Perris.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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 PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

03/19/13
16:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25260

Parcel: 289-450-037

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25260 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25260, Exhibit A, Amended #1, dated 3/6/13.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANT

RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

PLOT PLAN:ADMINISTRATIVE Case #: PP25260

Parcel: 289-450-037

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25260 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25260

Parcel: 289-450-037

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25260

Parcel: 289-450-037

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 PC-#51-WATER CERTIFICATION

RECOMMND

Applicant and/or developer shall be responsible to submit written certification from the water purveyor noting the location and type of existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2_ hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

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16:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25260

Parcel: 289-450-037

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

2011 AERIAL



Selected parcel(s):
289-450-037

LEGEND

☐ SELECTED PARCEL

↗ INTERSTATES

↗ HIGHWAYS

☐ PARCELS

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...Thu Mar 14 14:35:43 2013

Version 121101

LAND USE



Selected parcel(s):
289-450-037

LAND USE

-
-
-
-

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... Thu Mar 14 14:36:28 2013
Version 121101

LAND USE



Selected parcel(s):
289-450-037

ZONING

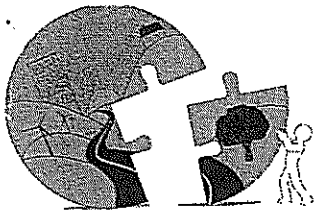
- SELECTED PARCEL
- ZONING BOUNDARY
- INTERSTATES
- HIGHWAYS
- PARCELS
- R-A-10, R-A-2, R-A-2 1/2, R-A-5

IMPORTANT

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

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Version 121101



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: ~~0712054128~~ PP25260 DATE SUBMITTED: 11/17/12

APPLICATION INFORMATION

Applicant's Name: GALE CALHOON E-Mail: gdaero@aol.com

Mailing Address: 23220 Miners Rd
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 443 1683 Fax No: (951) 443 1346

Engineer/Representative's Name: ED ZAMBRANO E-Mail: _____

Mailing Address: 10391 48th Street
MIRA LOMA CA 91752
City State ZIP

Daytime Phone No: (909) 681 4262 Fax No: (909) 681 4262

Property Owner's Name: GALE CALHOON E-Mail: gdaero@aol.com

Mailing Address: 23220 Miners Rd
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 443 1683 Fax No: (951) 443 1346

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

289450037-4 POR LOTS 31+32 MS 163/048 TR14116-2

Section: 36 Township: 45 Range: 5W

Approximate Gross Acreage: 1.9

General location (nearby or cross streets): North of Miners Rd, South of Copper Queen, East of _____, West of Diedras

Thomas Brothers Map, edition year, page no., and coordinates: _____

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8 1/2" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

see pages 12, 13, 14

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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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 DALE CALHOON hereafter "Applicant" and DALE CALHOON "Property Owner".

Description of application/permit use:

BARN w/ELECTRICAL

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:

Assessors Parcel Number(s): 289-450-037

Property Location or Address: 23220 Miners Rd Perris CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Gale Calhoon

Phone No.: 951 443 1683

Firm Name: _____

Email: gdaero@aol.com

Address: 23220 Miners Rd
Perris CA 92570

3. APPLICANT INFORMATION:

Applicant Name: Gale Calhoon

Phone No.: 951 443 1683

Firm Name: _____

Email: gdaero@aol.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Gale Calhoon Date: 11/17/12
Print Name and Title: Gale Calhoon owner

Signature of Property Owner: Gale Calhoon Date: 11/17/12
Print Name and Title: Gale Calhoon owner

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
289-450-037

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.

STANDARD WITH PERMITS REPORT

APNs

289-450-037-4

OWNER NAME / ADDRESS

CALHOUN GALE ROBERT & DIANNIA LYNN TRUST
GALE ROBERT CALHOUN
DIANNIA LYNN CALHOUN
23220 MINERS RD
PERRIS, CA. 92570

MAILING ADDRESS

C/O GALE R CALHOUN
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 163/48
SUBDIVISION NAME: TR 14116-2
LOT/PARCEL: 32, BLOCK: NOT AVAILABLE
Por. TRACT NUMBER: 14116

LOT SIZE

RECORDED LOT SIZE IS 1.93 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3228 SQFT., 4 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(768 SQ. FT), CONST'D 1991TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 806 GRID: B3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR5WSEC 36

ELEVATION RANGE

2180/2204 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 (CZ 3494)

ZONING DISTRICTS AND ZONING AREAS

GAVILAN HILLS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

EL NIDO
 PLAN NUMBER: #130
 PLANNING AREA: NOT AVAILABLE
 ADOPTED DATE: 10/4/1994

AGRICULTURAL PRESERVE
 NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
 NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
 NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
 NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
 NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
 NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
 NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
 NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
 NONE

VEGETATION (2005)
 DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
 IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
 STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
 NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
 IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
 NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
 NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
 IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
 LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
 IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
 NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE 60B

TRANSPORTATION AGREEMENTS NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW NOT REQUIRED

WATER DISTRICT WMWD

FLOOD CONTROL DISTRICT RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED SANTA ANA RIVER

GEOLOGIC

FAULT ZONE NOT IN A FAULT ZONE

FAULTS NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY LOW POTENTIAL. FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT PERRIS & PERRIS UNION HIGH

COMMUNITIES LAKE MATHEWS

COUNTY SERVICE AREA NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655) ZONE B, 40.47 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT 042007

FARMLAND URBAN-BUILT UP LAND

TAX RATE AREAS

- 087031
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- WATER
- WESTERN MUN WATER 3RD FRINGE

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1205428	NEIGHBORHOOD ENFORCEMENT	Oct. 3, 2012

BUILDING PERMITS

Case #	Description	Status
218885	DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
301366	DWLG/ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
321014	DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
343897	DWELLING AND ATTACHED GARAGE RENEWAL:321014	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
344016	DEVELOPMENT MITIGATION (RSA #46)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
403051	GAZEBO W/ELECTRIC	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAR010247	ROOM ADDITION AND DECK TO SFR	VOID
BHR120393	FINAL FOR EXPIRED 686197 SFD	VOID
BIC080015	000120	COMPLETE
BME120185	REPLACE HVAC	APPLIED
BSP010060	GUNITE POOL AND SPA	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
SP00130	REVISE TOTAL NUMBER OF LOTS TO 203 IN SP 130	HISTORY

REPORT PRINTED ON... Thu Nov 29 09:54:31 2012
Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/14/2013.

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

APN (s) or case numbers PP 25260 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

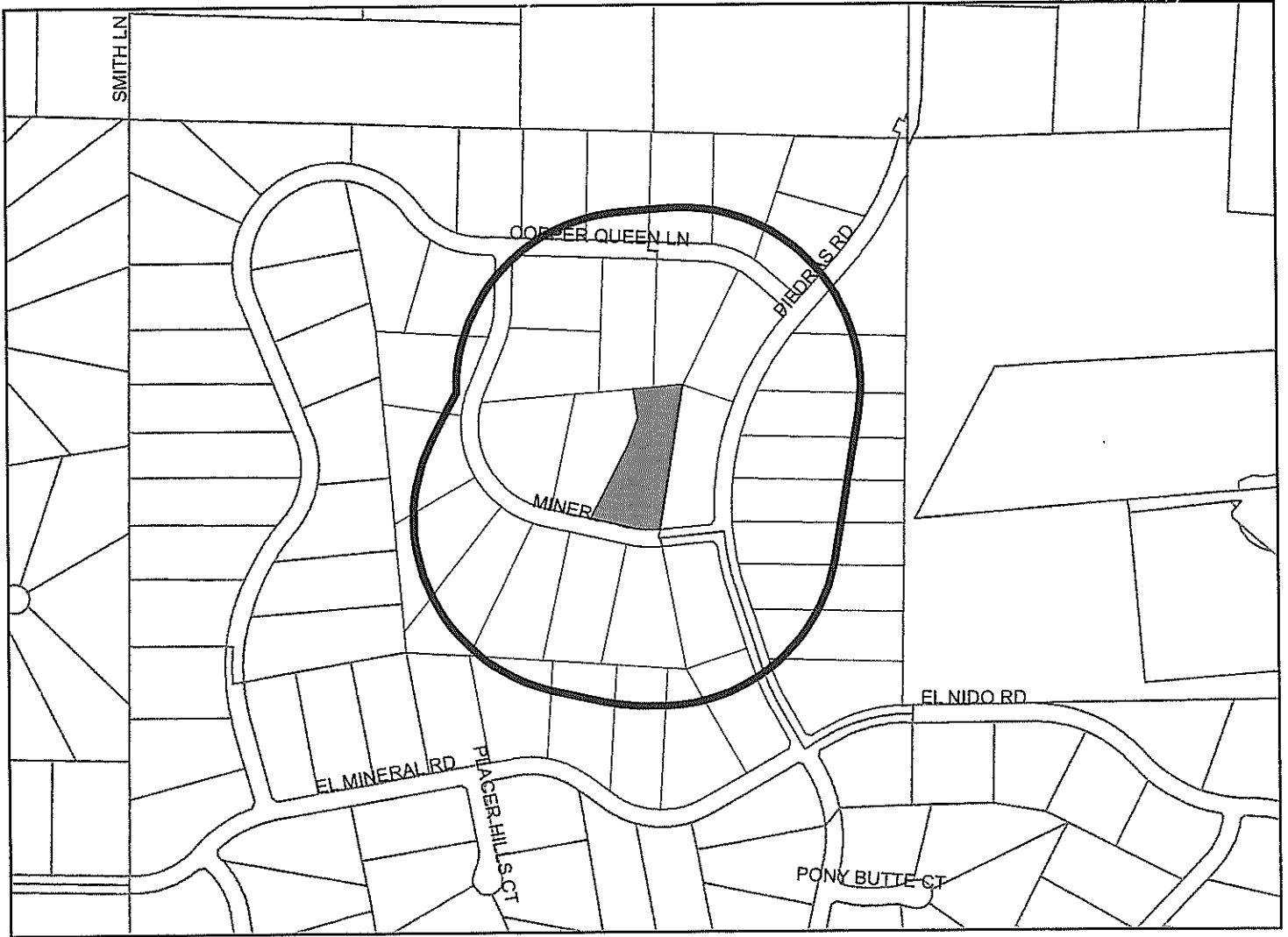
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25260 (600 feet buffer)



Selected Parcels

289-450-028	289-450-023	289-450-037	289-420-006	289-430-006	289-450-033	289-450-001	289-430-008	289-450-024	289-420-003
289-430-013	289-430-004	289-430-012	289-450-029	289-450-036	289-430-010	289-420-005	289-420-001	289-430-011	289-450-026
289-450-002	289-450-034	289-450-027	289-430-015	289-430-005	289-420-004	289-450-025	289-450-035	289-420-002	289-450-030
289-430-007	289-430-014	289-430-016	289-430-009	289-450-038	289-430-001	289-430-002			



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ASMT: 289420001, APN: 289420001
SAUNDRA THORNTON, ETAL
23335 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289430002, APN: 289430002
LISA MCFARLAND, ETAL
4800 CAMINO COSTADO
SAN CLEMENTE CA 92673

ASMT: 289420002, APN: 289420002
GABRINA EVANS, ETAL
17956 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289430004, APN: 289430004
DAWN KELTER, ETAL
23085 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289420003, APN: 289420003
CHRISOULA QUAM, ETAL
17914 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289430005, APN: 289430005
MELANIE MITCHELL, ETAL
17945 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289420004, APN: 289420004
MARK SMITH
17874 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289430006, APN: 289430006
MICHELLE THOMPSON, ETAL
17985 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289420005, APN: 289420005
SUSAN MCMASTER, ETAL
17832 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289430007, APN: 289430007
CHERYL WEISER, ETAL
23215 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289420006, APN: 289420006
LEONA THAYER, ETAL
17790 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289430008, APN: 289430008
MARIA KUCAB, ETAL
17996 EL NIDO RD
PERRIS, CA. 92570

ASMT: 289430001, APN: 289430001
DONNA KINNANE, ETAL
17940 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289430009, APN: 289430009
MARJORIE MATHEWS, ETAL
23370 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289430010, APN: 289430010
JAMES BETTIS
23330 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450001, APN: 289450001
LINDA TAYLOR, ETAL
17922 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289430011, APN: 289430011
ROCHELLE MONTREUIL, ETAL
23290 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450002, APN: 289450002
TAMMY WINCHELL, ETAL
17896 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289430012, APN: 289430012
LAURA SHORTALL, ETAL
23250 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450023, APN: 289450023
JULIE POORE, ETAL
23031 MINERS RD
PERRIS, CA. 92570

ASMT: 289430013, APN: 289430013
PAULETTE BRUGGEMAN, ETAL
23210 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450024, APN: 289450024
JOYCE DUCLOUX, ETAL
23063 MINERS RD
PERRIS, CA. 92570

ASMT: 289430014, APN: 289430014
VERONICA SANDOVAL, ETAL
23170 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450025, APN: 289450025
RHONDA WILLIAMS, ETAL
23093 MINERS RD
PERRIS, CA. 92570

ASMT: 289430015, APN: 289430015
KELLY TITUS
23130 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450026, APN: 289450026
KELLY JONES, ETAL
23125 MINERS RD
PERRIS, CA. 92570

ASMT: 289430016, APN: 289430016
MARIA GONZALEZ, ETAL
23090 PIEDRAS RD
PERRIS, CA. 92570

ASMT: 289450027, APN: 289450027
TRACY MCCUSKEY, ETAL
23155 MINERS RD
PERRIS, CA. 92570

ASMT: 289450028, APN: 289450028
RONNA GONG, ETAL
23187 MINERS RD
PERRIS, CA. 92570

ASMT: 289450037, APN: 289450037
DIANNIA LYNN TRUST, ETAL
C/O GALE R CALHOUN
23220 MINERS RD
PERRIS, CA. 92570

ASMT: 289450029, APN: 289450029
GERALD VANDERMEVLEN
23700 LAKEVIEW DR
TEHACHAPI CA 93561

ASMT: 289450038, APN: 289450038
CHARLES VOLKEL, ETAL
23188 MINERS RD
PERRIS, CA. 92570

ASMT: 289450030, APN: 289450030
NANCY GILLILAND, ETAL
23247 MINERS RD
PERRIS, CA. 92570

ASMT: 289450033, APN: 289450033
DIANNE TAYNE
4251 MCCRAY ST
RIVERSIDE CA 92506

ASMT: 289450034, APN: 289450034
CYNTHIA BAKER BROOKS, ETAL
23064 MINERS RD
PERRIS, CA. 92570

ASMT: 289450035, APN: 289450035
MICHAEL EIGENBROD
23030 MINERS RD
PERRIS, CA. 92570

ASMT: 289450036, APN: 289450036
HOWARD LEVESON
17925 COPPER QUEEN LN
PERRIS, CA. 92570

Agenda Item No.:
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: April 22, 2013

PLOT PLAN NO: 25306
Applicant: Tom McDaniel
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 580 square foot guest quarters with attached 60 square foot storage on 6.23 acres.

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside Fire Department.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25306** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed projects are compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.

4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 580 square foot detached guest quarters with attached 60 square foot storage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 580 square foot guest quarter with attached 60 square foot storage is compatible with the character of the surrounding community.
8. The detached accessory 580 square foot detached guest quarters with attached 60 square foot storage is located over 40 feet from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25306

Parcel: 935-030-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 580 square foot guest quarters with attached 60 square foot storage on 6.23 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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 PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan

PLOT PLAN:ADMINISTRATIVE Case #: PP25306

Parcel: 935-030-014

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

No. 25306 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25306, Exhibit A,
Amended #1, dated March 20, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25306, Exhibit B,
Amended #1, dated March 20, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25306, Exhibit C,
Amended #1, dated March 20, 2013. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

PLOT PLAN:ADMINISTRATIVE Case #: PP25306

Parcel: 935-030-014

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#76-STANDARD FIRE HYDRANT

RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25306 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the

PLOT PLAN:ADMINISTRATIVE Case #: PP25306

Parcel: 935-030-014

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

PLOT PLAN:ADMINISTRATIVE Case #: PP25306

Parcel: 935-030-014

10. GENERAL CONDITIONS

10.PLANNING. 6 PPA - GUEST QUARTER

RECOMMND

This approval is for a guest quarter, no kitchen is permitted to be placed in a guest quarter.

A guest quarter shall be used exclusively by occupants of the premises and their non-paying guests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE*--#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

03/26/13
07:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25306

Parcel: 935-030-014

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

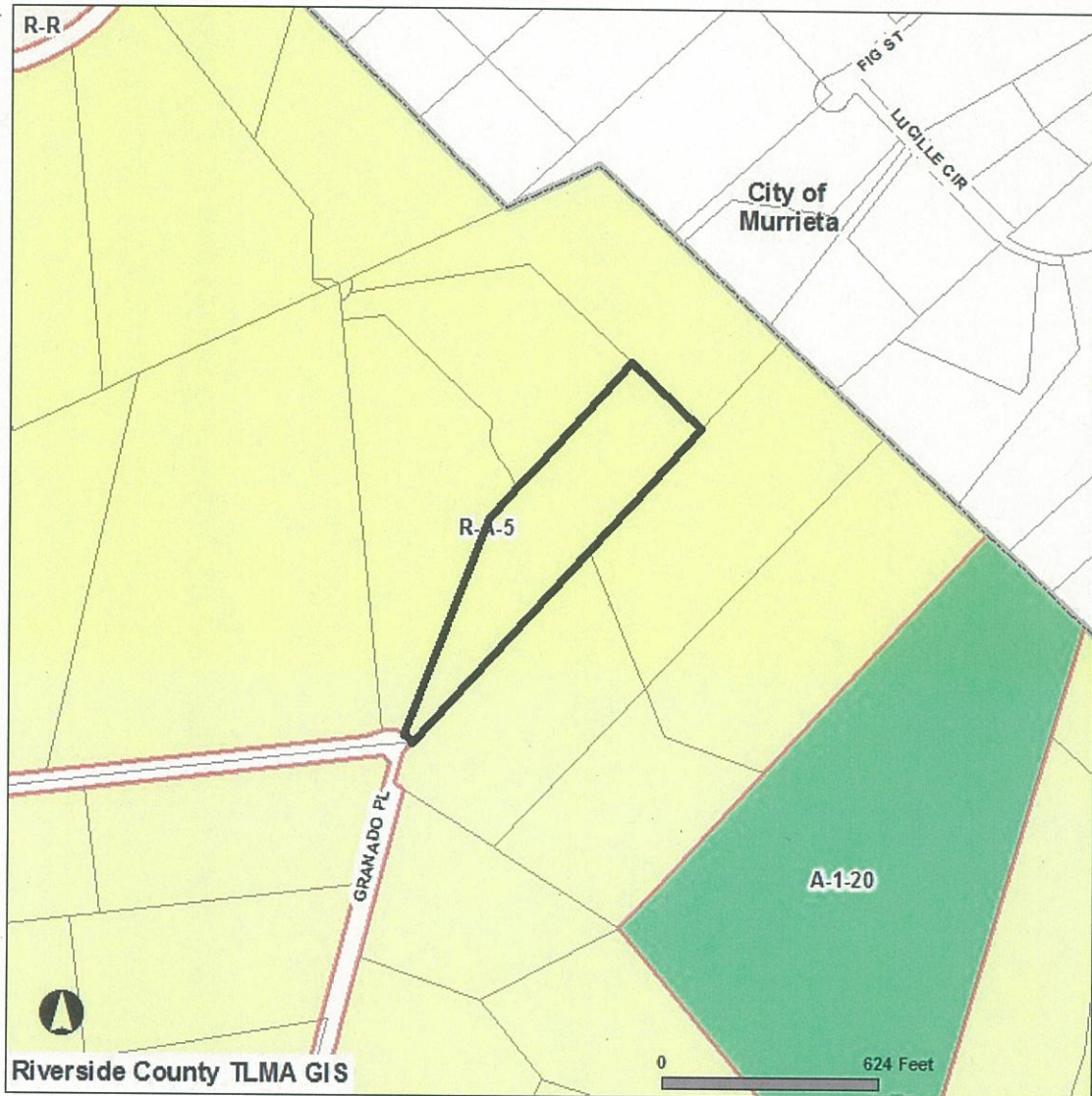
FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

ZONING



Selected parcel(s):
935-030-014

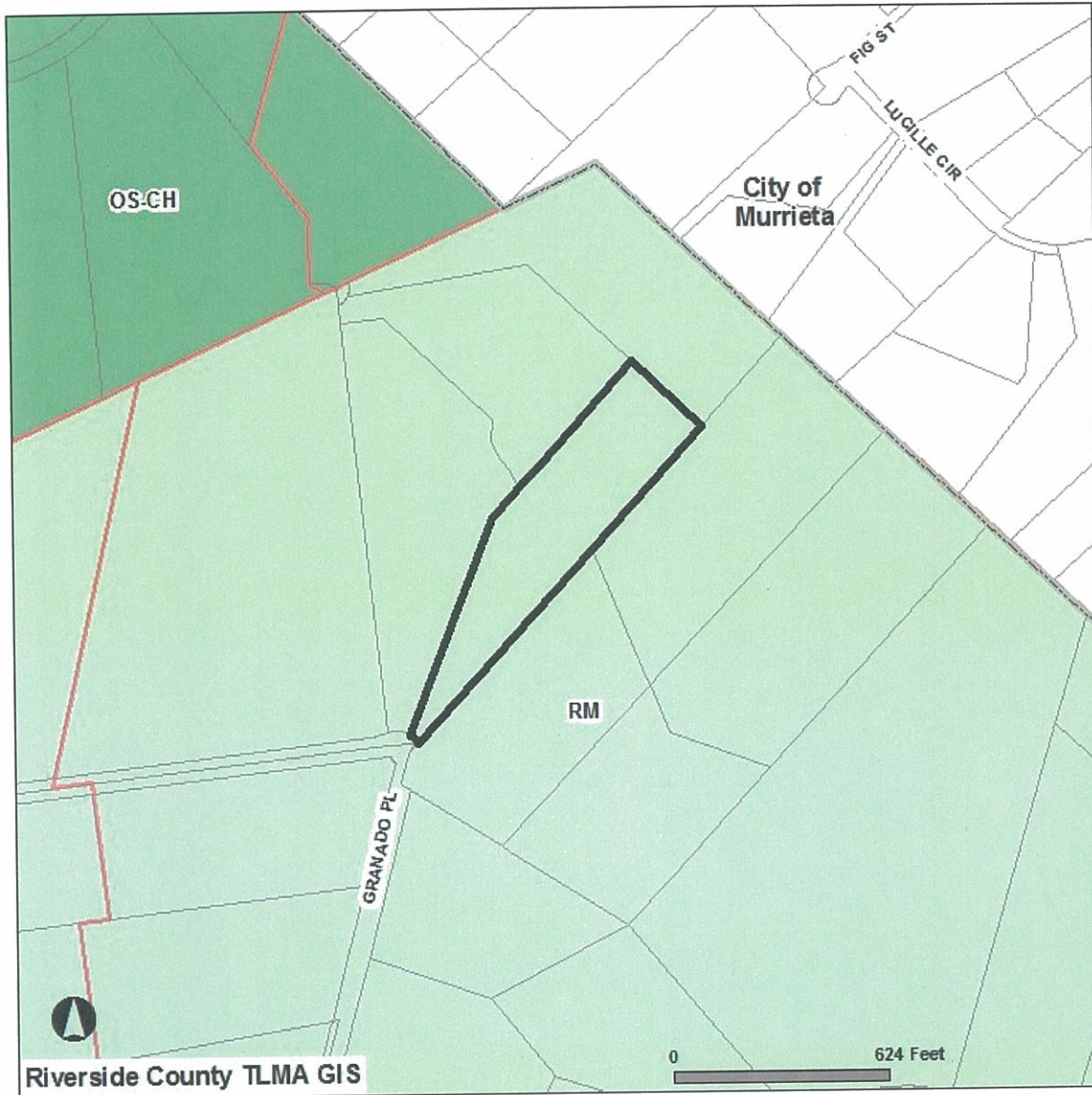
ZONING

- SELECTED PARCEL
- PARCELS
- R-R
- N INTERSTATES
- ZONING BOUNDARY
- N HIGHWAYS
- A-1-20
- CITY
- R-A-5

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...Wed Mar 20 15:19:20 2013
Version 121101

LAND USE



Selected parcel(s):
935-030-014

LAND USE

SELECTED PARCEL
 PARCELS

INTERSTATES
 OS-CH - CONSERVATION HABITAT

HIGHWAYS
 RM - RURAL MOUNTAINOUS

CITY

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...Wed Mar 20 15:19:55 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
935-030-014

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.

STANDARD WITH PERMITS REPORT

APNs

935-030-014-9

OWNER NAME / ADDRESS

LORI L MALLORY
41198 GRANADO PL
TEMECULA, CA. 92590

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 155/33
 SUBDIVISION NAME: PM 22355
 LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
 TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 6.23 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4433 SQFT., 4 BDRM/ 3.5 BATH, 1 STORY, ATTACHED GARAGE(1260 SQ. FT), CONST'D 2010TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 958 GRID: B3, B4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
 NOT WITHIN A CITY SPHERE
 ANNEXATION DATE: NOT APPLICABLE
 NO LAFCO CASE # AVAILABLE
 NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR3W SEC 32
 T7SR3W SEC 33

ELEVATION RANGE

1336/1608 FEET

PREVIOUS APN

935-030-009

PLANNING**LAND USE DESIGNATIONS**

RM

SANTA ROSA ESCARPMENT BOUNDARY

IN OR PARTIALLY WITHIN IN THE SANTA ROSA ESCARPMENT BOUNDARY. PLEASE CALL THE RIVERSIDE COUNTY PLANNING DEPARTMENT AT (951)955-3200

AREA PLAN (RCIP)

SOUTHWEST AREA

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
6658
6659

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
00368A

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
82

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
WITHIN A 1/2 MILE OF
UNNAMED FAULT IN ELSINORE FAULT ZONE
WILLARD FAULT
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE
UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A
FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
SANTA ROSA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 22.75 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043215

OTHER LANDS

TAX RATE AREAS

- 082016
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DE LUZ COMMUNITY SERVICE
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

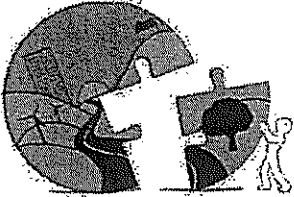
Case #	Description	Status
BGR040004	GRADING FOR SINGLE FAMILY RES LOT	EXPIRED
BGR090149	RES GRADE FOR SFR SEE EXPIRED PERMIT BGR040004	FINAL
BPL080139	WATER LINE FOR FUTURE SERVICE TO PARCEL 2	EXPIRED
BPT120380	DETACHED SOLID PATIO COVER	ISSUED
BRS048265	NEW SFR DETACHED	EXPIRED
BRS065112	NEW SFR/ATTACHED GARAGE	EXPIRED
BRS090389	RENEW DWELLING & ATT GARAGE BRS065112 - FINAL ONLY	FINAL
BSP120215	GUNITE POOL AND SPA	ISSUED
BWL120400	5'-8' HIGH ENGINEER RETAINING WALL INSIDE PL	ISSUED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS040008	PLAN REVIEW	APPLIED
EHS045916	PLAN REVIEW	APPLIED
EHS046068	PLAN REVIEW	APPLIED
EHS062289	SEPTIC VERIFICATION	APPLIED
EHS070547	PLAN REVIEW	APPLIED
EHS090775	PLAN REVIEW	APPLIED
EHS120675	PLAN REVIEW	APPLIED

PLANNING PERMITS

Case #	Description	Status
EA39754	EA REQUIRED PER LYN AHRENS IN THE PLANNING DEPT	APPROVED
HANS00368	NOT AVAILABLE	APPROVED
MT065033	PM 22355 LOT 4	PAID
MT065518	PM 22355 LOT 4	VOID
MT065519	PM 22355 LOT 4	VOID
MT080865	PM22355 LOT 4	VOID
MT080866	PM22355 LOT 4	VOID
MT100770	PM22355 LOT 4	PAID
MT100771	PM22355 LOT 4	PAID



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25306

DATE SUBMITTED: 2/20/13

APPLICATION INFORMATION

Applicant's Name: Tom McDaniel

E-Mail: tomlmcda@yahoo.com

Mailing Address: 39450 Calle Contento

Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 764 9564 Fax No: (951) 699 8857

Engineer/Representative's Name: Roger Shafer E-Mail: ~~shafer@sdcrsdc.risc~~verizon.net

Mailing Address: 42414 Via Serrano

Morrieta CA 92562
City State ZIP

Daytime Phone No: (951) 677-7641 Fax No: ()

Property Owner's Name: Lori Mallory E-Mail: leamal224@yahoo.com

Mailing Address: 41198 Granada Pl.

Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 852-0094 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 0.23 acres

General location (nearby or cross streets): North of Calle Capistrano, South of _____, East of _____, West of _____.

Thomas Brothers Map, edition year, page no., and coordinates: pg. 958 B3, B4

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

THOMAS L. McDANIEL
PRINTED NAME OF APPLICANT

Thomas L. McDaniel
SIGNATURE OF APPLICANT

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Lori Malloy
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the pro perty.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

Guest Quarters

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 935 030 0149

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2013,

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

APN (s) or case numbers PP 25306 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

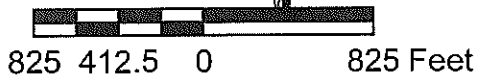
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25306 (1000 feet buffer)



Selected Parcels

935-030-005	935-030-010	935-030-013	909-220-025	909-230-049	935-110-017	935-030-015	909-220-031	935-080-011	935-040-006
909-220-022	935-080-007	909-220-029	909-210-018	909-210-019	909-220-023	909-220-028	935-040-008	935-040-009	935-030-014
935-030-017	909-220-030	935-040-002	935-020-010	935-020-012	935-040-007	935-080-008	935-080-010	909-210-009	909-210-005
909-210-006	909-210-020	935-080-012	935-080-013						



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ASMT: 909210006, APN: 909210006
CO INC, ETAL
23952 EIDER CT
LAGUNA NIGUEL CA 92677

ASMT: 909220028, APN: 909220028
JOEL URETA, ETAL
514 W ALPINE AVE
SANTA ANA CA 92707

ASMT: 909210009, APN: 909210009
RLT GROUP INC
C/O TDR PROP SERVICES
23905 CLINTON KEITH 114
WILDOMAR CA 92595

ASMT: 909220029, APN: 909220029
KELLI JONES, ETAL
26065 LUCILLE CIR
MURRIETA, CA. 92562

ASMT: 909210019, APN: 909210019
SALLY LIN, ETAL
3928 LAGO DI GRATA CIR
SAN DIEGO CA 92130

ASMT: 909220030, APN: 909220030
AUDREY ZAMBROSKI, ETAL
42900 FIG ST
MURRIETA, CA. 92562

ASMT: 909210020, APN: 909210020
CO INC, ETAL
23952 ELDER CT
LAGUNA NIGUEL CA 92677

ASMT: 909220031, APN: 909220031
KENNETH ENGELMAN, ETAL
31375 ENFIELD LN
TEMECULA CA 92591

ASMT: 909220022, APN: 909220022
IONE OLSON
23833 VIA BARLETTA
MURRIETA CA 92562

ASMT: 909230049, APN: 909230049
DAWN JUDGE
26159 WHISPERING CREEK AVE
MURRIETA CA 92562

ASMT: 909220023, APN: 909220023
JUDITH ELLINGHAM, ETAL
6005 SW PLYMOUTH DR
CORVALLIS OR 97333

ASMT: 935020010, APN: 935020010
BELINDA TORREZ, ETAL
11634 E MOONRIDGE
WHITTIER CA 90601

ASMT: 909220025, APN: 909220025
VIRGINIA THOMAS, ETAL
P O BOX 727
TEMPLE CITY CA 91780

ASMT: 935020012, APN: 935020012
MARIE FARCONE, ETAL
634 SCOTT TRL
ANAHEIM HILLS CA 92807

ASMT: 935030010, APN: 935030010
ALVOCADO
P O BOX 2020
TEMECULA CA 92593

ASMT: 935040007, APN: 935040007
CARRIE BENGTSON, ETAL
42010 GRANADO PL
TEMECULA, CA. 92590

ASMT: 935030013, APN: 935030013
MICHAEL DO, ETAL
25472 CORAL WOOD ST
LAKE FOREST CA 92630

ASMT: 935040009, APN: 935040009
CINDY SUTHERLAND, ETAL
25015 HENDON ST
LAGUNA HILLS CA 92653

ASMT: 935030014, APN: 935030014
LORI MALLORY
41198 GRANADO PL
TEMECULA, CA. 92590

ASMT: 935080007, APN: 935080007
NANCY DENOLF, ETAL
35580 RANCHO RD
YUCAIPA CA 92399

ASMT: 935030015, APN: 935030015
MARGARET MANDERSCHIED, ETAL
P O BOX 935
TEMECULA CA 92593

ASMT: 935080010, APN: 935080010
BEVERLY PHELAN, ETAL
42110 PRADERA WAY
TEMECULA CA 92590

ASMT: 935030017, APN: 935030017
CATHERINE DO, ETAL
C/O CATHERINE HOANG OANH DO
1239 17TH AVE NO 2
SAN FRANCISCO CA 94122

ASMT: 935080011, APN: 935080011
NANCY HUDSON, ETAL
41980 DELUZ RD
TEMECULA CA 92590

ASMT: 935040002, APN: 935040002
PATRICIA CASTREJON, ETAL
3225 INTERNATIONAL NO 220
COLORADO SPGS CO 80910

ASMT: 935080012, APN: 935080012
JANET SMITH, ETAL
42017 GRANADO PL
TEMECULA, CA. 92590

ASMT: 935040006, APN: 935040006
ROSEMARY RYAN, ETAL
42002 GRANADO PL
TEMECULA, CA. 92590

ASMT: 935080013, APN: 935080013
KELLY MURPHY, ETAL
42125 GRANADO PL
TEMECULA, CA. 92590



ASMT: 935110017, APN: 935110017
DE LUZ RANCHOS UNIT NO 87
C/O SCOTT M PLAMONDON
2150 RIVER PLZ DR NO 415
SACRAMENTO CA 95833



Agenda Item No.:
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: April 22, 2013

PLOT PLAN NO: 25289
Applicant: W.D. Davidson
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 432 square foot covered outdoor kitchen on 4.78 acres.

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed by Riverside Fire Department.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25289**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed projects are compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.

4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 432 square foot detached covered outdoor kitchen is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 432 square foot covered outdoor kitchen is compatible with the character of the surrounding community.
8. The detached accessory 432 square foot covered outdoor kitchen is located over 10 feet or more from the main building and compatible with the architecture of the main residence.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25289

Parcel: 939-090-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 432 square foot covered outdoor kitchen on 4.78 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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 PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25289 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25289

Parcel: 939-090-018

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25289, Exhibit A,
Amended #1, dated March 25, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan no. 25269, Exhibit B/C,
dated January 30, 2013. (Floor Plan/Elevations)

BS GRADE DEPARTMENT

10.BS GRADE. 1 PPA - GIN VARY INTRO

RECOMMND

Plot Plan No. 25289 proposes a covered outdoor kitchen to an existing single family residence. No grading is proposed as part of the proposal. The Grading Division has no objection to this proposal.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

The current approval is for a detached pavillion structure to include an outdoor kitchen, as well as an outdoor golf chipping area surrounded by a 20'-0" high fence.

The applicant shall obtain the required building permits for the detached structure, kitchen appliance utilitie feed(s) and the 20'-0" high fence from the building department prior to any construction or placement of strucures or equipment on the property.

CODE/ORDINANCE REQUIREMENTS:

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

PLOT PLAN:ADMINISTRATIVE Case #: PP25289

Parcel: 939-090-018

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25289 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25289

Parcel: 939-090-018

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25289

Parcel: 939-090-018

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

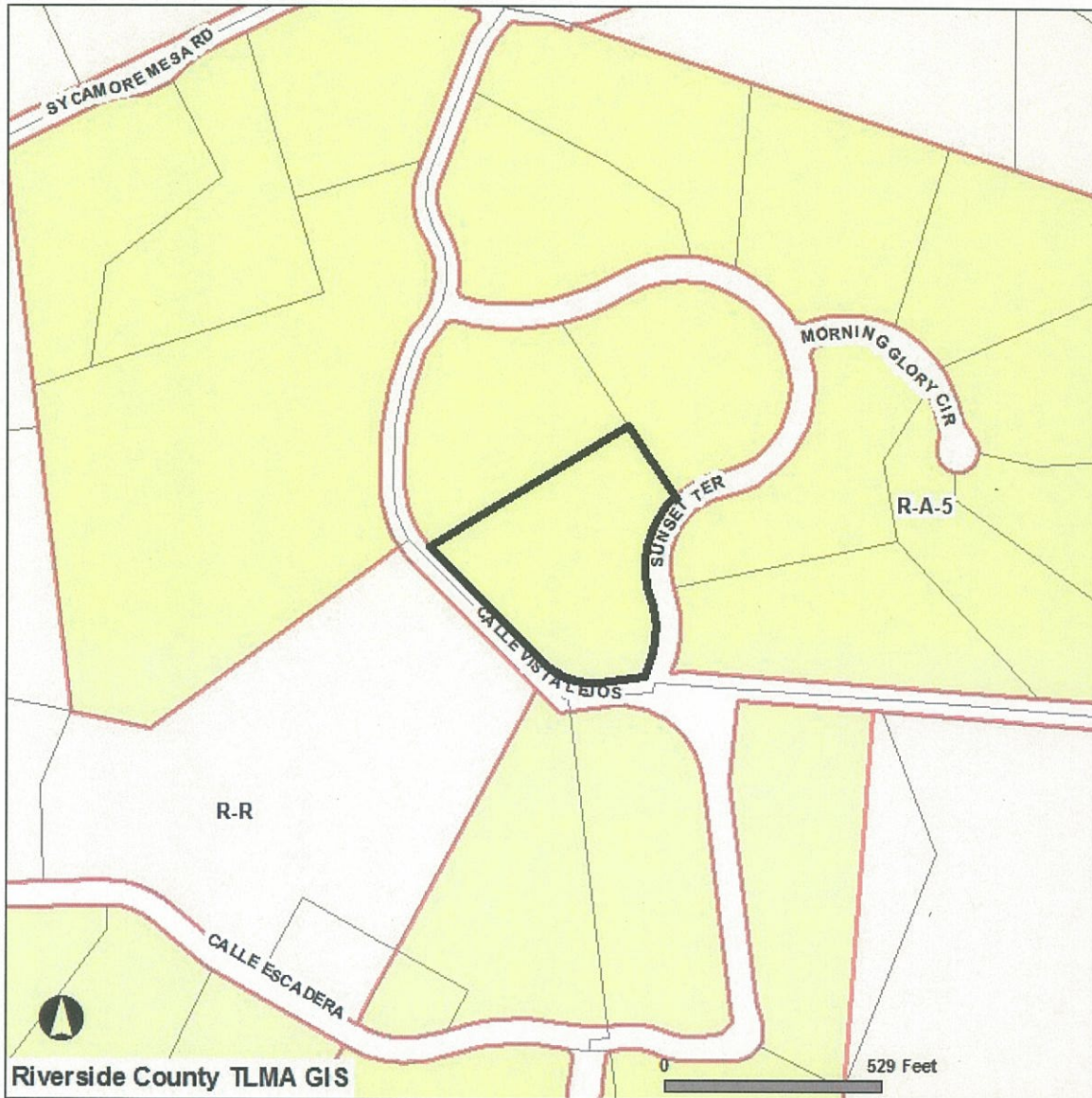
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

ZONING



Selected parcel(s):
939-090-018

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-A-5
- R-R
- PARCELS

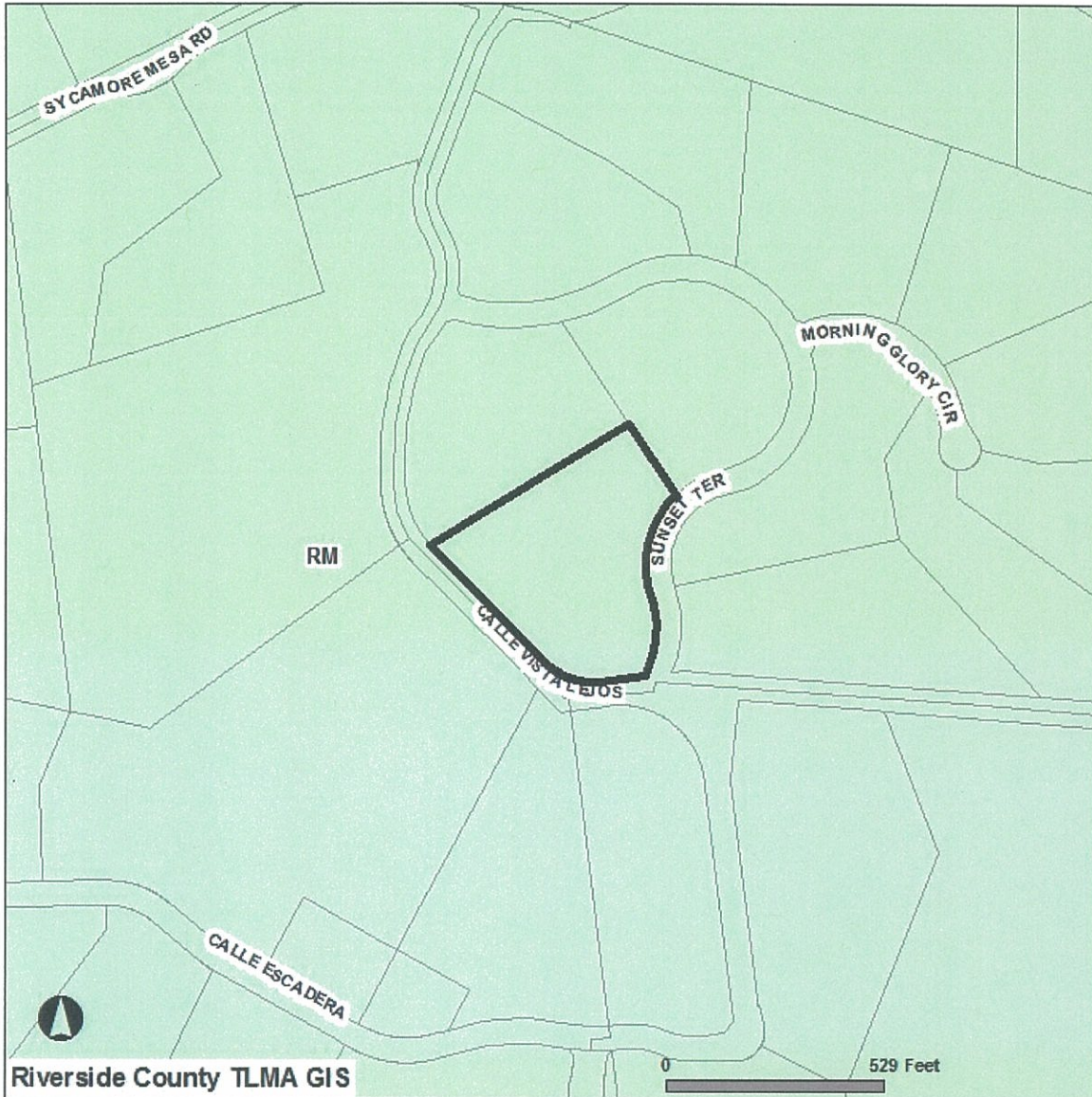
IMPORTANT

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REPORT PRINTED ON...Thu Mar 21 12:12:04 2013

Version 121101

LAND USE



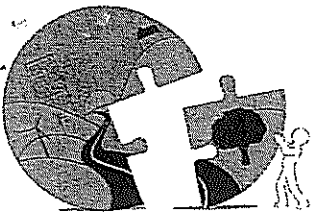
Selected parcel(s):
939-090-018

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- RM - RURAL MOUNTAINOUS

IMPORTANT
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Version 121101



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25289

DATE SUBMITTED: 1/30/13

APPLICATION INFORMATION

Applicant's Name: W. D. DAVIDSON E-Mail: wdeandavidson@windowstive.com

Mailing Address: 29042 PEBBLE BEACH DR.
MENIFEE CA 92586
City State ZIP

Daytime Phone No: (951) 301-5274 Fax No: () SAME

Engineer/Representative's Name: W. D. DAVIDSON E-Mail: (SEE ABOVE)

Mailing Address: SEE ABOVE
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: MIN XIA E-Mail: _____
~~ANNE HUATHE~~

Mailing Address: 44225 SUNSET TERRACE
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 961-5851 Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

W. D. DAVIDSON W. D. Davidson
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(s):

NINE HUA LLC (BY MIN XIA) Min Xia
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
MIN XIA William Davidson
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

OUTDOOR KITCHEN STRUCTURE AND
GOLF CHIPPING AREA

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 939-090-018

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 5 AC.

General location (nearby or cross streets): North of CALLE ESCADERA, South of SYCAMORE MESA East of VIA SANTA ROSA West of CALLE VISTA LEJOS

Thomas Brothers Map, edition year, page no., and coordinates: ED 2003, 958, E-2

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.

- 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:

Assessors Parcel Number(s): 909-090-018

Property Location or Address:

44225 SUNSET TERRACE, TEMECULA, CA 92590

2. PROPERTY OWNER INFORMATION:

Property Owner Name: NINE HUA LLC Phone No.: (951) 961-5851

Firm Name: (MR. MIN XIA) Email: _____

Address: 44225 SUNSET TERRACE
TEMECULA, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: W.D. DAVIDSON Phone No.: (951) 301-5274

Firm Name: W. DEAN DAVIDSON, ARCHITECT Email: wdeandavidson@
windowslive.com

Address (if different from property owner)
29042 PEBBLE BEACH DR.
MENIFEE, CA 92586

4. SIGNATURES:

Signature of Applicant: W.D. Davidson Date: 1/14/2013

Print Name and Title: W. D. DAVIDSON, ARCHITECT

Signature of Property Owner: W.D. Davidson Date: 1/31/13

Print Name and Title: _____

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

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
939-090-018

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.

STANDARD WITH PERMITS REPORT

APNs

939-090-018-7

OWNER NAME / ADDRESS

GALILEO FINANCIAL
44225 SUNSET TERRACE
TEMECULA, CA. 92590

MAILING ADDRESS

(SEE OWNER)
27372 ALISO CREEK RD 200
ALISO VIEJO CA. 92656

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 247/31
SUBDIVISION NAME: TR 26663
LOT/PARCEL: 16, BLOCK: NOT AVAILABLE
TRACT NUMBER: 26663

LOT SIZE

RECORDED LOT SIZE IS 4.78 ACRES

PROPERTY CHARACTERISTICS

939-090-018

WOOD FRAME, 10355 SQFT., 6 BDRM/ 6.5 BATH, 2 STORY, ATTACHED GARAGE(1557 SQ. FT), CONST'D 2007TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

939-090-018

WOOD FRAME, 1470 SQFT., 1 BDRM/ 1.5 BATH, 1 STORY, ATTACHED GARAGE(338 SQ. FT), CONST'D 2007TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 978 GRID: E2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T8SR3W SEC 15

ELEVATION RANGE

1776/1840 FEET

PREVIOUS APN

939-090-004

PLANNING

LAND USE DESIGNATIONS

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5 (CZ 6093)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
84D

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
SANTA ROSA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 20.23 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043215

OTHER LANDS
UNIQUE FARMLAND

TAX RATE AREAS

- 082016
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DE LUZ COMMUNITY SERVICE
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BEL081162	ELECTRIC TO GATES 2 LIGHTS 2 FOUNTAINS	EXPIRED
BGR050075	GRADING FOR BRS047592	FINAL
BGR984274	ROUGH AND PRECISE GRADE LOTS 10,12,13,14,16,17	EXPIRED
BRS047592	NEW SFR W DETACHED GARAGE	VOID
BRS055172	NEW 10355 SFR W ATTACHED GAR 1557	FINAL
BRS059903	GST DWLG AND ATT GARAGE	FINAL
BSP120293	GUNITE POOL/DETACHED SPA-CONNECTED TO SAME EQUIPMT	ISSUED
BSP120294	REFLECTING POOL	ISSUED
BWL080088	RETAINING WALL FOR SPIRAL STAIRCASE ON MAIN DWLG	FINAL
BWL080234	TWO 6' GARDEN WALLS COUNTY STANDARD FOR COURTYARDS	FINAL
BWL080932	CNTY STD RWAL 5'X16'/ENGINE'R'D ENTRY WALLS OVER 6'	FINAL
BXX060152	DETACHED GARAGE 1808 SQFT	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS050329	PLAN REVIEW	APPLIED
EHS050671	SEPTIC VERIFICATION	APPLIED
EHS053546	PLAN REVIEW	APPLIED
EHS056561	PLAN REVIEW	APPLIED
EHS057056	PLAN REVIEW	APPLIED
EHS063525	PLAN REVIEW	APPLIED
EHS071380	SEPTIC VERIFICATION	APPLIED
EHS072830	SEPTIC VERIFICATION	APPLIED
EHS120753	SEPTIC VERIFICATION	APPLIED
EHS120863	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT082395	TR 26663 LOT 16	PAID
MT082396	TR 26663 LOT 16	PAID
MT082397	TR 26663 LOT 16	PAID

Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/18/2013,

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

APN (s) or case numbers PP 25289 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25289 (1000 feet buffer)



Selected Parcels

939-090-013	939-110-013	939-100-024	939-090-015	939-110-025	939-090-011	939-100-013	939-100-022	939-110-023	939-100-018
939-120-007	939-110-005	939-090-012	939-100-023	939-090-016	939-090-020	939-090-014	939-120-005	939-120-003	939-090-021
939-110-024	939-080-013	939-090-007	939-090-018	939-090-017	939-110-010	939-110-026	939-090-009	939-110-002	939-120-008



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.

ASMT: 939080013, APN: 939080013
 MARIA ADRIATICO
 2 HACKAMORE LN
 BELL CANYON CA 91307

ASMT: 939090015, APN: 939090015
 GERALDINE STRUNSKY, ETAL
 27630 MORNING GLORY CIR
 TEMECULA, CA. 92590

ASMT: 939090007, APN: 939090007
 CINCIA SPADAZZI, ETAL
 44115 SUNSET TERRACE
 TEMECULA, CA. 92590

ASMT: 939090016, APN: 939090016
 HONGVAN PHAM, ETAL
 3239 POWERS AVE
 CLOVIS CA 93619

ASMT: 939090009, APN: 939090009
 ROBERT GAZDZINSKI
 STE 375
 11440 WEST BERNARDO CT
 SAN DIEGO CA 92127

ASMT: 939090017, APN: 939090017
 PAMELA SIMMONS, ETAL
 44260 SUNSET TERRACE
 TEMECULA, CA. 92590

ASMT: 939090011, APN: 939090011
 ROBERT CELIO, ETAL
 44180 SUNSET TERRACE
 TEMECULA, CA. 92590

ASMT: 939090018, APN: 939090018
 NINE HUA
 44225 SUNSET TERRACE
 TEMECULA, CA. 92590

ASMT: 939090012, APN: 939090012
 THERESA AADLAND, ETAL
 22351 ST MINA CT
 COLTON CA 92324

ASMT: 939090020, APN: 939090020
 SUNEETA NEOGI, ETAL
 44120 SUNSET TERRACE
 TEMECULA, CA. 92590

ASMT: 939090013, APN: 939090013
 DENISE GOGLANIAN, ETAL
 27550 MORNING GLORY CIR
 TEMECULA, CA. 92590

ASMT: 939090021, APN: 939090021
 DAWN CARUSO, ETAL
 44140 SUNSET TERRACE
 TEMECULA, CA. 92590

ASMT: 939090014, APN: 939090014
 JENNIFER GABRIELLI, ETAL
 27590 MORNING GLORY CIR
 TEMECULA, CA. 92590

ASMT: 939100013, APN: 939100013
 ANGELA PETTIIT, ETAL
 27255 SYCAMORE MESA RD
 TEMECULA, CA. 92590

ASMT: 939100018, APN: 939100018
 MARY STJOHN, ETAL
 27335 SYCAMORE MESA RD
 TEMECULA, CA. 92590

ASMT: 939110023, APN: 939110023
 JOANNE CHARLEBOIS, ETAL
 18 CHILKOOT WAY
 WHITEHORSE YK
 CANADA Y1A6T5

ASMT: 939100022, APN: 939100022
 DALE BOYER
 102 E MORNING CLOUD CIR
 THE WOODLANDS TX 77381

ASMT: 939110024, APN: 939110024
 JO PRESTON, ETAL
 P O BOX 2405
 TEMECULA CA 92593

ASMT: 939100023, APN: 939100023
 URSULA DARKANGELO, ETAL
 26871 CALLE MARIA
 MISSION VIEJO CA 92691

ASMT: 939110025, APN: 939110025
 CHAN NGUYEN
 13991 ARBOLITOS DR
 POWAY CA 92064

ASMT: 939100024, APN: 939100024
 MARGARET BOYER, ETAL
 44255 CALLE VISTA LEJOS
 TEMECULA, CA. 92592

ASMT: 939110026, APN: 939110026
 RENAISSANCE ESTATES OWNERS ASSN
 28751 RANCHO CALIF STE 207
 TEMECULA CA 92590

ASMT: 939110002, APN: 939110002
 SANTA ROSA RANCHES WATER DISTRICT
 P O BOX 174
 TEMECULA CA 92589

ASMT: 939120003, APN: 939120003
 ANNE ROGERS, ETAL
 44475 CALLE VISTA LEJOS
 TEMECULA, CA. 92590

ASMT: 939110005, APN: 939110005
 SOO LEE, ETAL
 2412 N MOUNTAIN AVE
 UPLAND CA 91786

ASMT: 939120005, APN: 939120005
 PAULA DAMIANI POZZA, ETAL
 27455 CALLE ESCADERA
 TEMECULA, CA. 92590

ASMT: 939110010, APN: 939110010
 RANCHO CALIF WATER DIST
 P O BOX 9017
 TEMECULA CA 92589

ASMT: 939120007, APN: 939120007
 DENNIS MCGUIRE FAMILY LTD PARTNERSHIP
 C/O DENNIS MCGUIRE
 41952A US 70
 PORTALES NM 88130



ASMT: 939120008, APN: 939120008
AMY HASEGAWA, ETAL
P O BOX 28511
SAN DIEGO CA 92198

216

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: Paul Rull
Directors Hearing: April 22, 2013

PARCEL MAP NO. 36252
E.A. NO. 42204
Applicant: Bill Lattin
Engineer/Representative: Kal Farah

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36252 proposes a schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres.

The project site is located northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, and westerly of Sunnyslope Avenue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development:Very Low Density Residential (CD:VLDR)(1 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Community Development:Very Low Density Residential (CD:VLDR)(1 Acre Minimum) to the north and east, City of Beaumont to the south and west
3. Existing Zoning (Ex. #2): Residential Agricultural (R-A-1)(1 Acre Minimum)
4. Surrounding Zoning (Ex. #2): Residential Agricultural (R-A-1)(1 Acre Minimum) to the north and east, City of Beaumont to the south and west
5. Existing Land Use (Ex. #1): Single Family Residence
6. Surrounding Land Use (Ex. #1): Single Family Residences to the north and east, City of Beaumont to the south and west
7. Project Data:
Total Acreage: 2.41
Total Proposed Lots: 2
Proposed Min. Lot Size: 1.0 Gross acre
Schedule: H
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42204**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36252**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on The Pass Area Plan.
2. The proposed use, residential parcels with a minimum of 1 acre, is permitted use in the Community Development: Very Low Density Residential (CD: VLDR (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to the north and east, and the City of Beaumont to the south and west.
4. The zoning for the subject site is Residential Agricultural (R-A-1) (1 Acre Minimum).
5. The proposed use, a Schedule H Parcel Map, is consistent with the development standards set forth in the Residential Agricultural (R-A-1) (1 Acre Minimum) zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural (1 Acre Minimum) (R-A-1) to the north and east (with City of Beaumont to the south and west).
7. The proposed subdivision of 2.4 gross acres into two (2) residential parcels with a minimum parcel size of one (1) acre is consistent with the Residential Agricultural (1 Acre Minimum) (R-A-1).
8. The project site is surrounded by properties which are zoned Residential Agricultural (1 Acre Minimum) (R-A-1) to the north and east (with City of Beaumont to the south and west).
9. Single family residences have been constructed in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Very Low Density Residential: (CD: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A-1) (1 Acre Minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

INFORMATIONAL ITEMS:

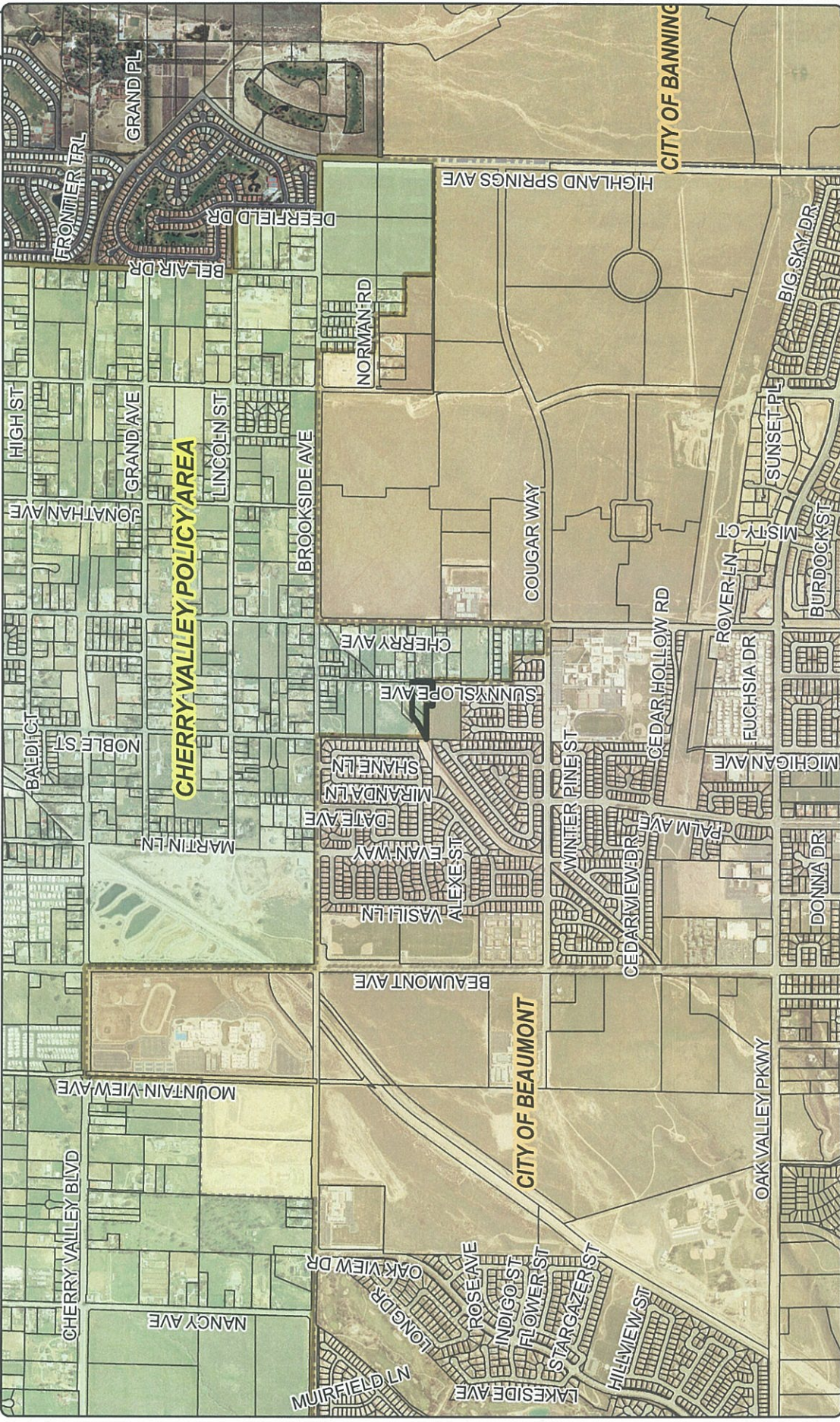
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. March Joint Powers Authority Jurisdiction.
 - c. A Tribal Land.
 - d. A General Plan Policy Overlay Area.
 - e. A Specific Plan.
 - f. A Zoning Overlay Area.
 - g. An Agricultural Preserve.
 - h. A Redevelopment Area.
 - i. An Airport Influence Area or Airport Compatibility Zone.
 - j. A High Fire Area.
 - k. A flood zone.
 - l. A fault zone.
 - m. A county service area.
3. The project site is located within:
 - a. Cherry Valley Policy Area.
 - b. An area of Low Liquefaction Potential.
 - c. An area Susceptible to Subsidence.
 - d. An area of Undetermined Paleontological Sensitivity.
 - e. The boundaries of the Beaumont Unified School District.
 - f. Zone B of Lighting Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Number 404-100-014.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36252**

VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 02/05/2013
Vicinity Map



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lflmtr.co.riverside.ca.us/index.htm>

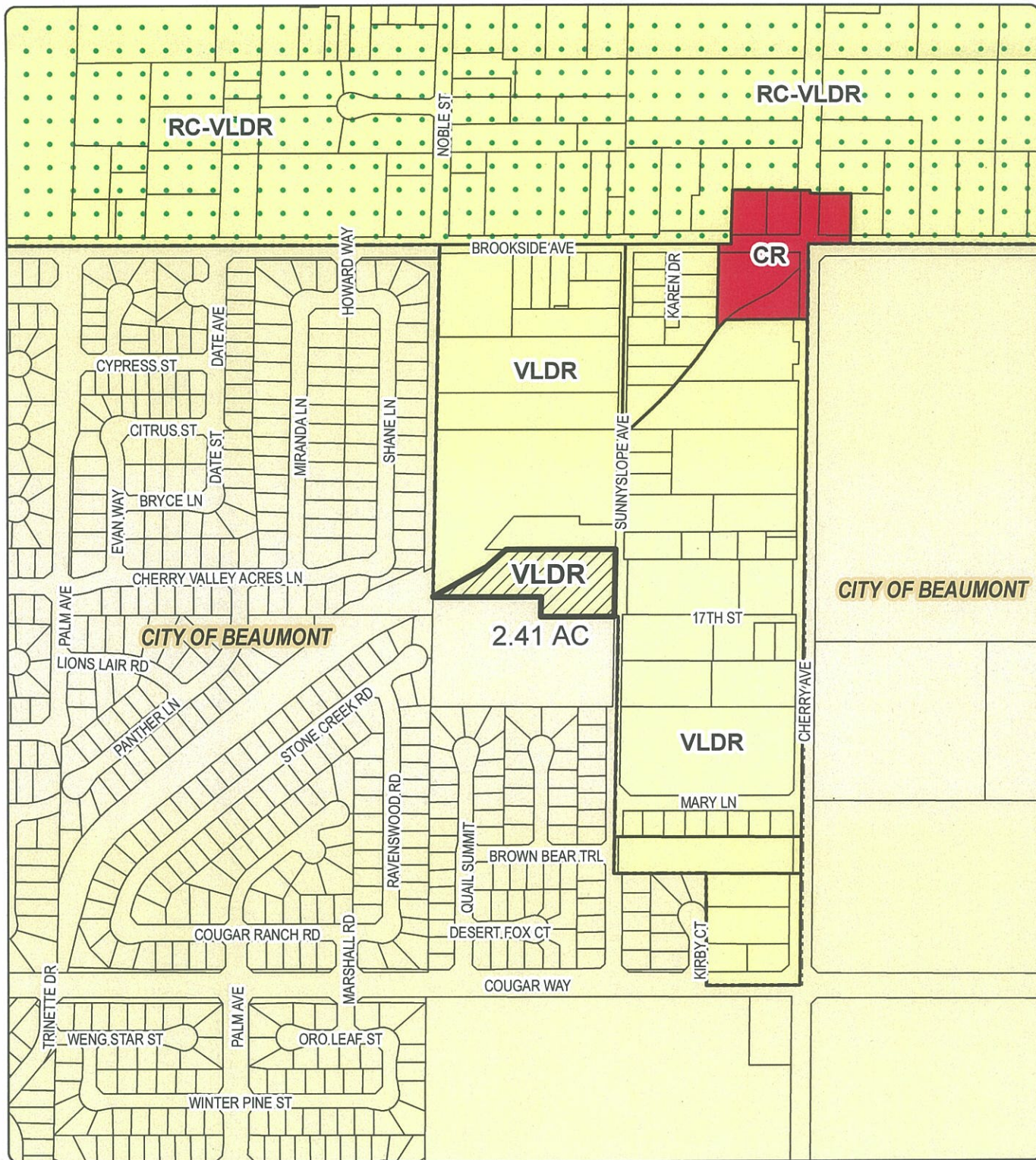
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP36252

EXISTING GENERAL PLAN

Supervisor Ashley
District: 5

Date Drawn: 02/05/2012
Exhibit 5



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



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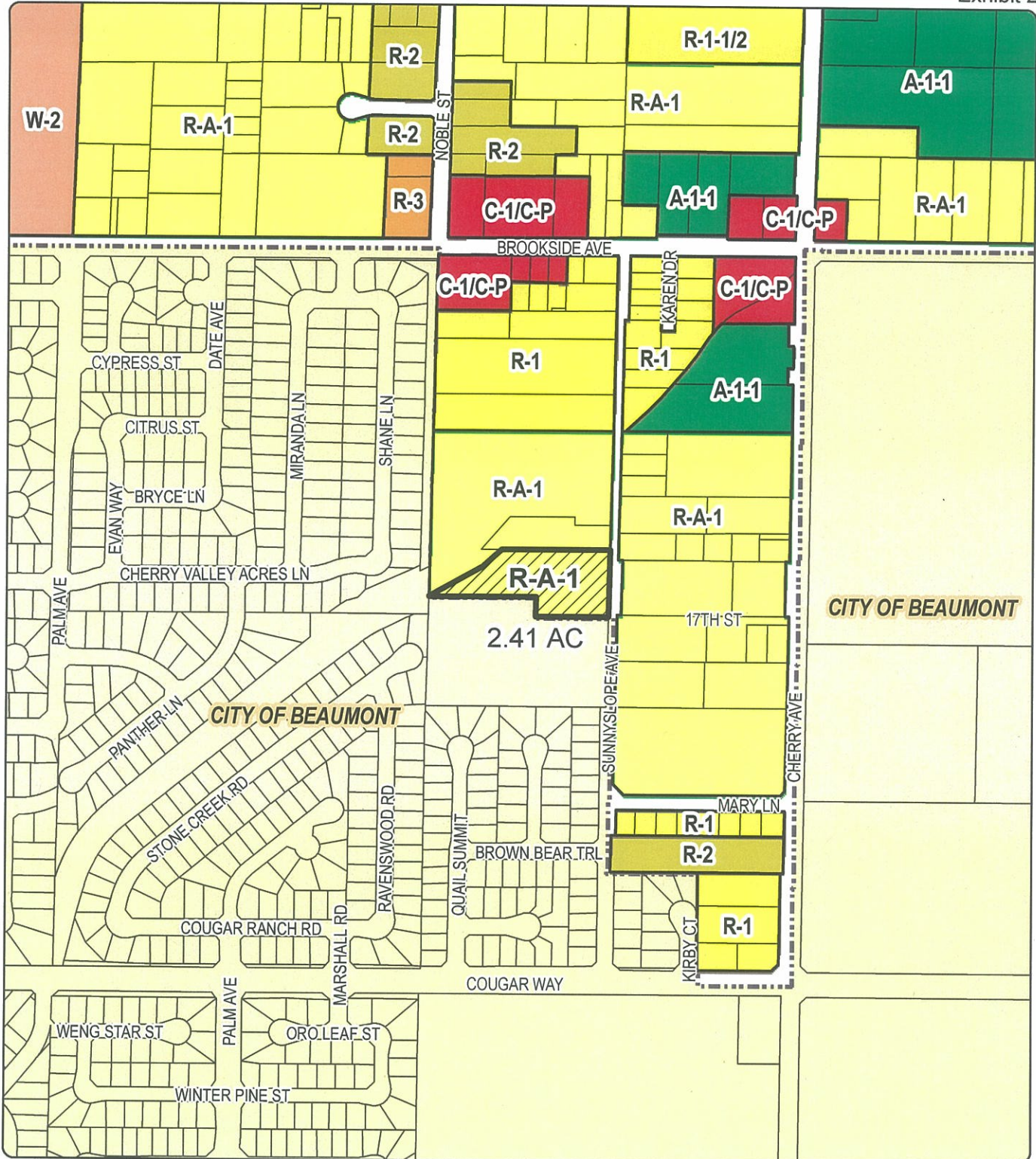
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36252

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 02/05/2013
Exhibit 2



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36252

LAND USE

Supervisor Ashley
District 5

Date Drawn: 02/05/2013
Exhibit 1



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



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TENTATIVE PARCEL MAP

36252

APPLICANT/PREPARER/ENGINEER: OWNER:
 WILLIAM LATTIN
 10669 JONATHAN AVE.
 CHERRY VALLEY, CA 92223

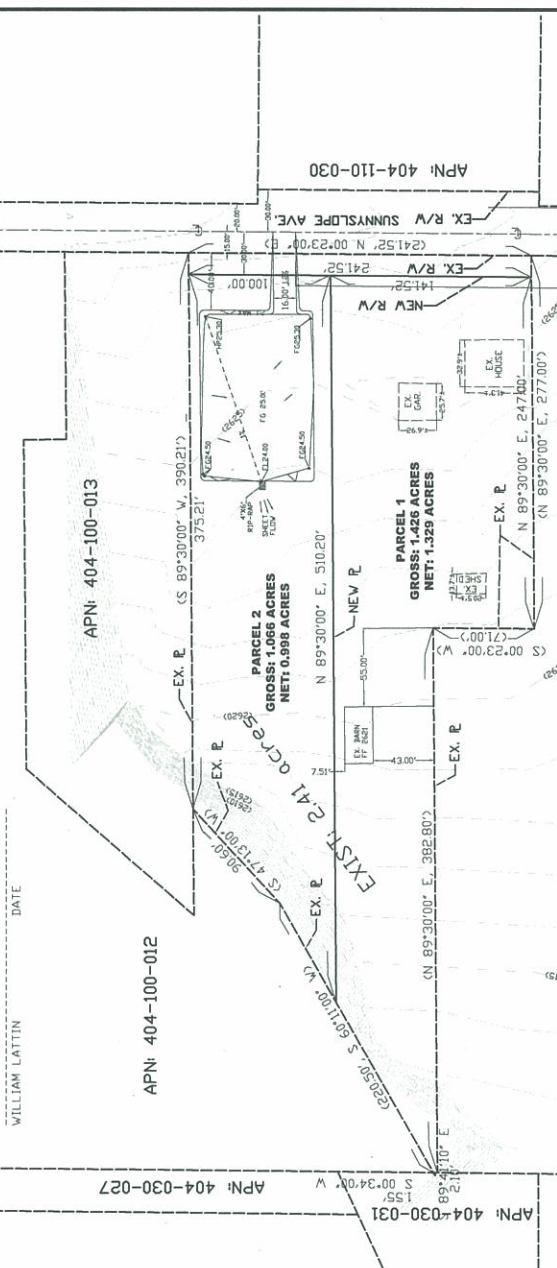
PROPERTY INFO:
 BEING A SUBDIVISION OF A PARCEL IN THE EAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATE PREPARED: SEPTEMBER 2012

PROPERTY OWNER'S STATEMENT
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF MY PROPERTY.
 WILLIAM LATTIN
 DATE _____



APN: 404-100-012
 APN: 404-100-013
 APN: 404-120-046
 APN: 404-030-027
 APN: 404-100-031
 APN: 404-110-030



LEGAL DESCRIPTION:
 THAT PORTION OF THE WEST 1/4 OF THE NORTH 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE BEAUMONT IRRIGATION DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 1254.45 FEET, SOUTH 0°34' WEST, FROM THE NORTHWEST CORNER THEREOF;
 THENCE, CONTINUING SOUTH 0°34' WEST, 1.55 FEET ON SAID WEST LINE;
 THENCE, NORTH 89°30' EAST, 382.80 FEET;
 THENCE, SOUTH 0°23' WEST, 71.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION;
 THENCE, NORTH 89°30' EAST, 277.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION, TO THE CENTER LINE OF SUNNY SLOPE AVENUE, AS PIER MAP FILED IN BOOK 12, PAGE 36 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
 THENCE, NORTH 89°30' EAST, 241.52 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION;
 THENCE, SOUTH 89°30' WEST, 465.21 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION;
 THENCE, SOUTH 47°13' WEST, 80.00 FEET;
 THENCE, SOUTH 67°11' WEST, 220.50 FEET, TO THE POINT OF BEGINNING.

EXCEPT THE EAST 15 FEET IN SUNNYSLOPE AVENUE.

- EXISTING ZONING-----R-A-1.
- PROPOSED ZONING-----R-A-1.
- EXISTING LAND USE-----SINGLE FAMILY.
- GENERAL PLAN LAND USE DESIGNATION-----ULUR-RC.
- POWER COMPANY-----SCE.
- WATER COMPANY-----SFPWA.
- SEWER DISPOSAL-----SEPTIC.
- TELEPHONE COMPANY-----VERIZON.
- SCHOOL DISTRICT-----BEAUMONT UNIFIED.
- NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITY DISTRICT.
- NO EXISTING WELLS ON PROPERTY OR WITHIN 200 FEET THEREOF.
- NO EXISTING FLOOD CONTROL MAP AND SURVEY PERFORMED BY V.F. LAND SYSTEMS.
- LAND IS NOT SUBJECT TO LIQUEFACTION AND NOT IN SPECIAL HAZARD ZONE.
- LAND IS NOT SUBJECT TO OVERFLOW INUNDATION, OR FLOOD HAZARDS.
- FEPA MAP DESIGNATE THE PROPERTY UNDER ZONE 'C'.

LEGEND:
 (-----) EXISTING DIMENSION PER LEGAL M NEW DIMENSIONS

ADJOINING RECORDED LAND DIVISIONS:
 -MAP BOOK 332, PAGES 55 OF MAPS, TR 30,541
 -MAP BOOK 66, PAGES 83 OF PARCEL MAPS, PM 13295

REVISION BLOCK

NO.	REVISIONS	DATE

LEGEND:
 C = CENTERLINE
 W = WATER OF WAY
 HP = HIGH POINT
 FS = FINISH SURFACE
 ZM = DRIVE WAY
 ZV = DRIVE WAY
 FL = FLOW LINE
 FH = FIRE HYDRANT
 CB = GRADE BREAK
 EX = EXISTING
 --- = CENTERLINE
 --- = DUTY/FILL LINE
 --- = EDGE OF DIRT ROAD LINE
 --- = SLOPE LEGEND
 Y 10' 10" = SLOPE LEGEND

SCALE: 1" = 40'

0 40 80 120 160



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42204
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36252
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Bill Lattin
Applicant's Address: 10669 Jonathan Ave, Cherry Valley CA 92223

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 36252 is a Schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels, with 1.4 acres containing an existing single family residence and detached garage for parcel 1 and 1.0 acre for parcel 2.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 2.4 gross acres

Residential Acres: 2.4	Lots: 2	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 404-100-014

E. Street References: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 34, Township 2 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in The Pass Area Plan of the Riverside County General Plan. The surrounding properties include single family residences to the north and east, vacant land to the south and single family residences as part of the City of Beaumont to the west. The site currently contains several existing buildings and structures including a 1,276 square foot single family residence, 393 square foot detached garage, several other buildings not identified, and a storage area. The topography of the project site is generally level, except the westerly portion which is lower due to an existing creek.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project meets the requirements of the Community Development: Low Density Residential (RC: LDR) (1 Acre Min) General Plan Land Use Designation. The

proposed project meets all other applicable land use policies, including the Cherry Valley Policy Area.

2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a low susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 2.4 gross acres into two (2) residential parcels with a one acre minimum lot size within the Residential Agricultural 1 acre minimum (R-A-1) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g. through the extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): The Pass Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 Acre Minimum)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Cherry Valley Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Cherry Valley Policy Area

2. **Foundation Component(s):**
To the North: Community Development
To the South: City of Beaumont
To the East: Community Development

To the West: City of Beaumont

3. Land Use Designation(s):

To the North: Very Low Density Residential (VLDR) (1 Acre Minimum)
To the South: City of Beaumont
To the East: Very Low Density Residential (VLDR) (1 Acre Minimum)
To the West: City of Beaumont

4. Overlay(s), if any: N/A

5. Policy Area(s), if any:

To the North: Cherry Valley Policy Area
To the South: City of Beaumont
To the East: Cherry Valley Policy Area
To the West: City of Beaumont

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Agricultural 1 Acre Minimum (R-A-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: Residential Agricultural 1 Acre Minimum (R-A-1)
To the South: City of Beaumont
To the East: Residential Agricultural 1 Acre Minimum (R-A-1)
To the West: City of Beaumont

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the

environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

3/27/13

Date

Paul Rull, Project Manager

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site is located approximately 41.87 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two single-family residential lots, one of which already contains existing single-family buildings. The amount of light that will be created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is partially located on land designated as Farmland with local importance as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Farmland with local importance, and not convert Prime or Unique Farmland. It should be noted that of the two single-family residential lots proposed, there are already existing single-family structures on parcel 1 of the proposed subdivision and ancillary structures on parcel 2. The project site is also in conformance with the Very Low Density Residential (VLDR) Land Use designation, assigned under the Riverside County Integrated Project (RCIP) Land Use Map. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the VLDR Land Use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, there is no impact.

c) The proposed project is located near agriculturally zoned property. The Project site is near APN 404-110-004 which is zoned Light Agriculture 1 Acre Minimum (A-1-1). However, it is not located within 300 feet of this agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.

d) The proposed project is partially located on land designated as Farmland with local importance. As explained in item a above, the project is not converting Prime or Unique Farmland. In addition, with adherence to the VLDR designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been used single family residential, and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a two-lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings and activities for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. However, EPD noted that there is suitable habitat and burrows for the Burrowing Owl and as such, a Burrowing Owl focused survey will be required prior to grading permit issuance. With this mitigation, the impacts will be less than significant (Condition of Approval 60.EPD. 1).

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore there is no impact.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

Mitigation: Condition of Approval 60.EPD. 1 requires a burrowing owl focused survey prior to grading permit issuance

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials, "Phase I Cultural Resources Assessment" prepared by Archaeological Associates dated January 20, 2012

Findings of Fact:

a) The project site is currently developed with a single-story residence over 45 years of age. The Phase I Cultural Resource Assessment has identified this building as not qualifying as eligible for California Register of Historical Resources and is not associated with any prominent historical figures or events nor does it display unique or special historical architectural qualities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, "Phase I Cultural Resources Assessment" prepared by Archaeological Associates dated January 20, 2012

Findings of Fact:

a-c) Based on the Cultural Resources report performed for the project site, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as undetermined potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 10.PLANNING.19). More specifically, a qualified paleontologist will perform periodic inspections for exposure of fossils during all earth disturbing activities in the event

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that significant paleontological resources are discovered. Prior to a grading permit issuance, an appropriate paleontological resource impact mitigation program shall be submitted to the County Geologist for review and approval. Therefore with these mitigation measures incorporated, there will be a less than significant impact.

Mitigation: Condition 10.PLANNING.19 requires a qualified paleontologist perform periodic inspections for exposure of fossils during all earth disturbing activities and that prior to grading, an appropriate paleontological resource impact mitigation program shall be submitted to the County Geologist for review and approval.

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS, there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

2010

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the proposed project is not located within with slopes greater than 25%; and therefore no potential for landslides. The project site and surrounding area does not consist of rocky terrain and therefore the project is not subject to rock fall hazards. No impacts will occur as a result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval. 10.BS GRADE. 4).

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic tanks. This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) There project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District’s proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project’s western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. In addition, the project has already been previously graded to accommodate single family structures, accessory structures and activities. It is not anticipated that further significant grading will occur. In the event that any grading occurs, Building and Safety Department has provided standard conditions of approval to ensure that erosion impacts are mitigated to less than significant levels but are not considered mitigation for CEQA implementation (Condition of Approval 10.BS GRADE. 4) Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Condition of Approval 10.BS GRADE. 4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan. Approval of this parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 2 primary units, 4 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the one homes. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. In addition, the project has already been previously graded to accommodate single family structures, accessory structures and activities. It is not anticipated that further significant grading will occur. In the event that any grading occurs, Building and Safety Department has provided standard conditions of approval to ensure that erosion impacts are mitigated to less than significant levels but are not considered mitigation for CEQA implementation (Condition of Approval 10.BS GRADE. 4). The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval, and as such, less than significant impacts are anticipated.

c) Water service will be supplied by the Beaumont Cherry Valley Water District. The project was transmitted to the Beaumont Cherry Valley Water District for comment however no reply was received. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) The project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. The project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. As an additional precaution, the Flood District has added a condition restricting the location of buildings 50 feet from the top of the bank of Marshall Creek along the entire western portion of the site, and that this "Building Setback

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area” be delineated on the Environmental Constraint Sheet (ECS). Therefore, no impacts are anticipated (50.FLOOD.06).

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. As an additional precaution, the Flood District has added a condition restricting the location of buildings 50 feet from the top of the bank of Marshall Creek along the entire western portion of the site, and that this “Building Setback Area” be delineated on the Environmental Constraint Sheet (ECS). Therefore, no impacts are anticipated.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The project is located on a relatively flat pad that has been previously graded. The project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. In addition, the project has already been previously graded to accommodate single family structures, accessory structures and activities. It is not anticipated that further significant grading will occur. In the event that any grading occurs, Building and Safety Department has provided standard conditions of approval to ensure that erosion impacts are mitigated to less than significant levels but are not considered mitigation for CEQA implementation (condition of Approval 10.BS GRADE. 4). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project is required to leave all areas not shown for pad sites as natural, undisturbed land (Condition of Approval 60.PLANNING.5). There is no specific threshold that would indicate what degree of decrease in impervious surface may be significant or not significant; however, with conditions to limit grading to the areas shown on the tentative map, and with these areas representing a small portion of the map area, the impact is considered less than significant.

c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1). As an additional precaution, the Flood District has added a condition restricting the location of buildings 50 feet from the top of the bank of Marshall Creek along the entire western portion of the site, and that this "Building Setback Area" be delineated on the Environmental Constraint Sheet (ECS) (Condition of Approval 50.FLOOD. 6). With adherence to these mitigations, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Parcel Map proposes a subdivision of 2.4 gross acres into two residential parcels with a minimum size of one (1) gross acre. This subdivision is consistent with the Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum) land use designation. This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence but it is adjacent to the City of Beaumont boundary to the south. The land to the immediate south of the project is vacant, and the uses to the west are single-family residential homes. The proposed project contains existing single-family residences and accessory structures which is consistent with the homes in Beaumont. Therefore, the proposed project will not affect the land use in the adjacent city and no impact would occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the standards for the Residential Agricultural – 1 Acre Minimum (R-A-1) zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Agricultural -1 Acre Minimum (R-A-1) to the north and east. The City of Beaumont is to the south and west which has existing single-family residences. Therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by large-lot, single family homes to the north and east, vacant land to the south, and small-lot single family homes to the west in the City of Beaumont. The project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing one-acre, single family parcels which will be compatible with existing and future land uses in the area within the County.

d) The Tentative Parcel Map proposes a subdivision of 2.4 gross acres into two residential parcels with a minimum size of one (1) gross acre. This subdivision is consistent with the Community Development: Very Low Density Residential 1 Acre Minimum (CD: VLDR). This project is consistent with the policies of the General Plan and will not result in an alteration of the present or planned land use of this area.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of minimum 1-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project site currently contains one residential dwelling. The map is placing that unit on one of the proposed lots and will not displace those living on the site. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) See 35a.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 2.4 acres into two (2) residential parcels, which could equate to an increase to a total of six (6) persons¹. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

¹ According to 2010 United States Census Bureau data generation factor of 3.2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.14). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.14). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools

Source: Beaumont Unified School District correspondence, GIS database

Findings of Fact:

a) The Beaumont Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately seven (7) persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Pass Area. The project site is not located within a Community Service Area (CSA). Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in a rural area with minimal residents. The project is located on a two-way local road. Construction will impact the streets to some degree, but the impacts will be very temporary and have minimal impact on those living along the road. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby and designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the San Geronio Pass Water Agency and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the San Geronio Pass Water Agency. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is minimal and will include minimal grading and trenching for leach lines. The disturbance was taken into consideration during the review of all County departments. No impacts were identified by any department. The site has poor percolation and will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require advanced treatment systems which will actually disturb even less acreage. Therefore, the impact is considered less than significant.

b) The proposed project features on site septic. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a,b,c) The project proposes the addition of one (1) residential dwelling unit. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will perpetuate the natural drainage patters of the area, off the project site. There will be no impacts to the surrounding areas.

e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage, electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

Riverside County General Plan, Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36252 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36252, dated 1/7/13.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule H parcel map to divide 2.4 acres into 2 parcels

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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.

10. EVERY. 7 MAP - 90 DAYS TO PROTEST RECOMMND

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.

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

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) 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SAN 53 - GENERAL COMMENTS RECOMMND

Parcel Map#36252 is proposing to subdivide a 2.41 gross acres lot into one 0.85 acre parcel that contains an existing dwelling and detached garage (Parcel#1) and one 1.55 acre parcel (Parcel#2).

AM/PAC and Associates conducted a soils percolation test on vacant Parcel#2 on October 21, 2009 (Project#09-10077). This report is on file with the Department of Environmental Health (DEH) under the parcel map file and will be maintained for a period not to exceed 7 years. Please note that further soils percolation testing may be required at the discretion of DEH for reasons to include but not be limited to changes in Local and State laws, policy changes and/or further information not known at the time of parcel map subdivision.

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SAN 53 - GENERAL COMMENTS (cont.) RECOMMND

All new septic system proposed must comprise of an Advanced Treatment Unit to comply with Santa Ana Regional Water Quality Control Board (SARWQCB) basin plan objectives for the watershed area. Moreover, SARWQCB Clearance will be required for these proposed ATUs. Please contact SARWQCB at (951) 782-4130 for further information.

10.E HEALTH. 2 ADVANCED TREATMENT UNITS RECOMMND

An Advanced Treatment Unit (ATU) must be proposed for all new septic systems with sufficient nitrate reduction capacity in an effort to comply with the Santa Ana Regional Water Quality Control Board (SARWQCB) basin plan objectives for the watershed area. Additional ATU requirements may apply at the discretion of SARWQCB. Please contact SARWQCB at (951) 782-4130 for further information.

10.E HEALTH. 3 MAINTAIN ALL REQUIRED SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied to the project at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed Areas" delineated on an Environmental Constraint Sheet (ECS) without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 BEAUMONT-CHERRY VALLEY WATER RECOMMND

Parcel Map#36252 is proposing Beaumont-Cherry Valley Water District potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with the Beaumont-Cherry Valley Water District as well as all other applicable agencies.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#13-HYDRANT SPACING

RECOMMND

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 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36252 is a proposal to subdivide two existing parcels consisting of 2.41 acres into one .85 acre and second 1.55 acre parcel in Cherry Valley area. The site is located northerly of Cougar Way, southerly of Brookside Avenue, westerly of Sunnyslope Avenue, and easterly of Beaumont Avenue.

The site is impacted by a large drainage area from the north from Marshall Creek with the flow rate of approximately 2200 cfs. This runoff is conveyed in an incised watercourse as much as 20 ft deep along the western property line. The western property line of parcel 2 is impacted by the District's proposed Marshall Creek Channel of Beaumont Master Drainage Plan (MDP). To facilitate future construction of this facility, which requires a total of 60 ft of right of way, the developer shall dedicate 30 ft wide right of way along the entire reach of the western property line of parcel 2 to the public. In addition all buildings shall be set back a minimum of 50 ft from the top of existing bank along the western boundary line. This setback shall be shown on the Environmental Constraint (ECS) stating "the setback area shall be kept free of all new buildings".

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. These floodproofing measures will protect the buildings from flooding

10.FLOOD RI. 2 MAP DEDICATION OF R/W

RECOMMND

The site is located within the limits of the District's Beaumont Master Drainage Plan (MDP). The proposed alignment for Marshall Creek Channel of the MDP traverses

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP DEDICATION OF R/W (cont.) RECOMMND

along the western boundary of parcel 2 of the site. To facilitate future construction of this facility, the developer shall dedicate 30 ft wide right of way along the entire reach of the western property line of parcel 2 to the public. In addition all buildings shall be set back a minimum of 50 ft from the top of existing bank along the western boundary line. This setback shall be shown on the Environmental Constraint (ECS) stating "the setback area shall be kept free of all new buildings".

10.FLOOD RI. 3 MAP ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 2 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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.

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-1 zone.

10.PLANNING. 10 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

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.

10.PLANNING. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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

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

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 17 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - EXISTING SECOND UNITS (cont.) RECOMMND

second unit.

10.PLANNING. 18 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 19 MAP - PDP01410 RECOMMND

County Paleontological Report (PDP) No. 1410, submitted for this project (PM36252), was prepared by Archaeological Associates (John Minch) and is entitled, "Pre-Construction Paleontological Assessment of a 2.35-Acre Parcel Located at 11243 Sunnyslope Avenue, Beaumont, Riverside County, California", dated November 11, 2011.

PDP01410 concluded the entire site is underlain by Older Alluvial deposits that are known to contain highly significant fossil localities.

PDP01410 recommended a qualified paleontologist perform periodic inspections for exposure of fossils during all earth disturbing activities.

PDP01410 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01410 is hereby accepted for PM36252. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their 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 the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 21 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more 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 resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), 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 Native American

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 21 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.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 preservation or mitigation measures.

10.PLANNING. 22 MAP - MAP ACT COMPLIANCE RECOMMND

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.

10.PLANNING. 23 MAP - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 25 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-1 zone.

10.PLANNING. 26 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 29 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all 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.

10.TRANS. 4 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Sunnyslope Avenue due to existing improvements.

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide 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

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

omission or unacceptablility 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.

10.TRANS. 6 MAP - COUNTY WEB SITE RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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 originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 4 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP R/W DEDICATION ON FINALMAP RECOMMND

A 30 ft. wide irrevocable offer of dedication shall be made to the public for flood control purposes along the entire reach of the western property line of parcel 2. This dedication shall be shown on the final map.

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

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 the appropriate plan check fee.

50.FLOOD RI. 5 MAP ELEVATE FINISH FLOOR ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

50.FLOOD RI. 6 MAP BUILDING SET BACK ON ECS RECOMMND

A 50 ft setback from the top of bank of Marshall Creek along the entire reach of parcel 2 shall be delineated on the the Environmental Constraint Sheet(ECS) and labeled "Building Setback area". A note shall be placed stating " No Building shall be placed within the setback area"

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST RECOMMND

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.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 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.

50.PLANNING. 7 MAP - QUIMBY FEES RECOMMND

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to specifications outlined in Conditions of Approval 50.FLOOD.06 and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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."

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects all parcels.

50.PLANNING. 25 MAP - SURVEYOR CHECK LIST RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 zone, and with the Riverside County General Plan.

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.

50.PLANNING. 30 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects affects all Parcels.

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Sunnyslope Avenue shall be dedicated for public use to provide for a 30 foot half-width right-of-way per County Standard No. 105, Section "D". The existing fence shall be removed from the road right-of-way.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - INTERSECTION/50' TANGENT RECOMMND

All driveway intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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 GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS (cont.) RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

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) 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.

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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 Planning 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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, 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 and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 2

MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 10

MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

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.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - PALEO PRIMP & MONITOR

RECOMMND

PDP01410, prepared by Archaeological Associates (John Minch) for this project (PM36252), concluded the potential to impact significant paleontological resources is high if excavations are conducted in conjunction with the division of property.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

HENCE, PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard 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 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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of 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, the Plan Check staff, the 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.

60.PLANNING. 22 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - BUILDING PAD GRADING (cont.) RECOMMND

shown on the TENTATIVE MAP.

60.PLANNING. 28 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 31 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 32 MAP - FEE BALANCE RECOMMND

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.

60.PLANNING. 33 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

 county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 SANTA ANA RWQCB CLEARANCE REQD RECOMMND

A clearance letter from the Santa Ana Regional Water Quality Control Board (SARWQCB) will be required. Please contact SARWQCB at (951) 782-4130 for further information.

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for each lot requiring a new septic system. A soils percolation report may be required at the discretion of DEH for Parcel#1 if a new ATU is required to replace the existing septic system upon its repair. It should be noted that a soils percolation report was conducted on Parcel#2 (AM/PAC Project#09-10077) which may be utilized in the design of an ATU for this lot subject to the discretion of DEH.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed ATU disposal area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) RECOMMND

hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Beaumont Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

Prior to issuance of building 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.

80.PLANNING. 15 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Beaumont Unified School District shall be mitigated in accordance with California State law.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 11, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor – Dave Duda
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – John Guerin

5th District Supervisor
5th District Planning Commissioner
Beaumont Unified School Dist.
Beaumont Cherry Valley Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Cherry Valley and Pass Area Trails Assoc.

TENTATIVE PARCEL MAP NO. 36252 and VARIANCE NO. 1861 – EA42204 – Applicant: WF Land Systems– Engineer/Representative: WF Land Systems – Fifth Supervisorial District – Cherry Valley Zoning District – Warm Springs Policy Area – The Pass Area Plan – Community Development: Very Low Residential (CD:VLDR) (1 Acre Min) – Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue – 2.41 Gross Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST: Tentative Parcel Map No. 36252** proposes a schedule "H" parcel map to subdivide one parcel consisting of 2.41 gross acres into one .85 acre parcel that contains an existing dwelling and detached garage, and one 1.55 acre parcel. **Variance No. 1861** proposes to reduce the minimum lot size from 1 Acre to 0.85 Acre – APN 404-100-014

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 18, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Becky Brewington**, Project Planner, at (951) 955-9076 or email at **BBREWING@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

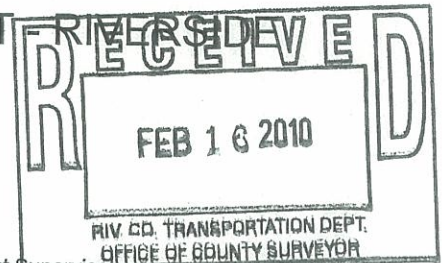
PLEASE PRINT NAME AND TITLE: _____

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.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT

P.O. Box 1409
Riverside, CA 92502-1409



DATE: February 11, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor - Dave Duda
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC - John Guerin

5th District Supervisor
5th District Planning Commissioner
Beaumont Unified School Dist.
Beaumont Cherry Valley Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Cherry Valley and Pass Area Trails Assoc.

TENTATIVE PARCEL MAP NO. 36252 and VARIANCE NO. 1861 – EA42204 – Applicant: WF Land Systems– Engineer/Representative: WF Land Systems – Fifth Supervisorial District – Cherry Valley Zoning District – Warm Springs Policy Area – The Pass Area Plan – Community Development: Very Low Residential (CD:VLDR) (1 Acre Min) – Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue – 2.41 Gross Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST: Tentative Parcel Map No. 33840** proposes a schedule "H" parcel map to subdivide two existing parcels consisting of 2.41 gross acres into one .85 acre parcel that contains an existing dwelling and detached garage, and one 1.55 acre parcel. **Variance No. 1861** proposes to reduce the minimum lot size from 1 Acre to 0.85 Acre – APN 404-100-014

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 18, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Becky Brewington**, Project Planner, at (951) 955-9076 or email at **BBREWING@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

Provide evidence (deed recorded prior to 3/4/72) that parent parcel was created in accordance with the Subdivision Map Act

DATE:

2/17/10

SIGNATURE:

PLEASE PRINT NAME AND TITLE:

David Duda Senior Land Surveyor

TELEPHONE:

5-6706

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.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 11, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor – Dave Duda
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – John Guerin

5th District Supervisor
5th District Planning Commissioner
Beaumont Unified School Dist.
Beaumont Cherry Valley Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Cherry Valley and Pass Area Trails Assoc.

TENTATIVE PARCEL MAP NO. 36252 and VARIANCE NO. 1861 – EA42204 – Applicant: WF Land Systems– Engineer/Representative: WF Land Systems – Fifth Supervisorial District – Cherry Valley Zoning District – Warm Springs Policy Area – The Pass Area Plan – Community Development: Very Low Residential (CD:VLDR) (1 Acre Min) – Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue – 2.41 Gross Acres – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST: Tentative Parcel Map No. 33840** proposes a schedule “H” parcel map to subdivide two existing parcels consisting of 2.41 gross acres into one .85 acre parcel that contains an existing dwelling and detached garage, and one 1.55 acre parcel. **Variance No. 1861** proposes to reduce the minimum lot size from 1 Acre to 0.85 Acre – APN 404-100-014

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All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Becky Brewington**, Project Planner, at (951) 955-9076 or email at **BBREWING@rctlma.org / MAILSTOP# 1070**.

COMMENTS: *This project is not located within an Airport Influence Area, and ALUC review is not required.*

DATE: March 1, 2010 SIGNATURE: John J. G. Guerin
PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner
TELEPHONE: (951) 955-0982

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.

March 8, 2010

Becky Brewington, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 36252, Variance No. 1861 — Schedule H Subdivision of 2.41 Acres into 2 Residential Lots

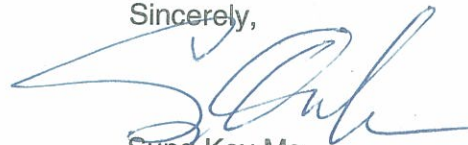
Dear Ms. Brewington:

The Riverside County Waste Management Department has reviewed the proposed project, located northerly of Cougar Way, easterly of Beaumont Avenue, westerly of Sunnyslope Avenue, and southerly of Brookside Avenue within the Pass Area Plan. This project will generate solid waste that requires disposal. In order to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Since hazardous materials **are not** accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Planner IV

PD#87209

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department *Set ID#*
CC 005136
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36252 DATE SUBMITTED: 9-3-09

APPLICATION INFORMATION

Applicant's Name: KAL FARAH E-Mail: KSFARAH@HOTMAIL.COM

Mailing Address: 417 Nottingham Dr.
REDLANDS Street CA 92373
City State ZIP

Daytime Phone No: (951) 440-9227 Fax No: (909) 471-5878

Engineer/Representative's Name: KAL FARAH E-Mail: ksfarah@hotmail

Mailing Address: 417 NOTTINGHAM DR., REDLANDS, CA 92373
Street
City State ZIP

Daytime Phone No: (951) 440-9227 Fax No: (909) 471-5878

Property Owner's Name: William Lattin E-Mail: bslattin@msn.com

Mailing Address: 10669 Jonathan Ave.
Cherry Valley Street CA 92223
City State ZIP

Daytime Phone No: (760) 533-1932 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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.

EA 42204 / CFG 05557

VAR 01861

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

KAC FARAH [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

William LATTIN [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 404-100-014

Section: 34 Township: 2S Range: 1 W

Approximate Gross Acreage: 2.4 AC.

General location (cross streets, etc.): North of Cougar Way, South of Brookside Ave., East of Beaumont Ave., West of Sunnyslope Ave.

Thomas Brothers map, edition year, page number, and coordinates: 2007- Pg 690, Grid J6

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Parcel Map Subdivision of a 2.4 Ac. property into two parcels.

Related cases filed in conjunction with this request:

Variance

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. 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 a copy: N/A

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 360 feet

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

Import 0 Export 0 Neither XX

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/5/2013,

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

APN (s) or case numbers Pm 36252 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on _____,

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

APN (s) or case numbers _____ For

Company or Individual's Name Planning Department,

Distance buffered _____.

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NAME: Vinnie Nguyen

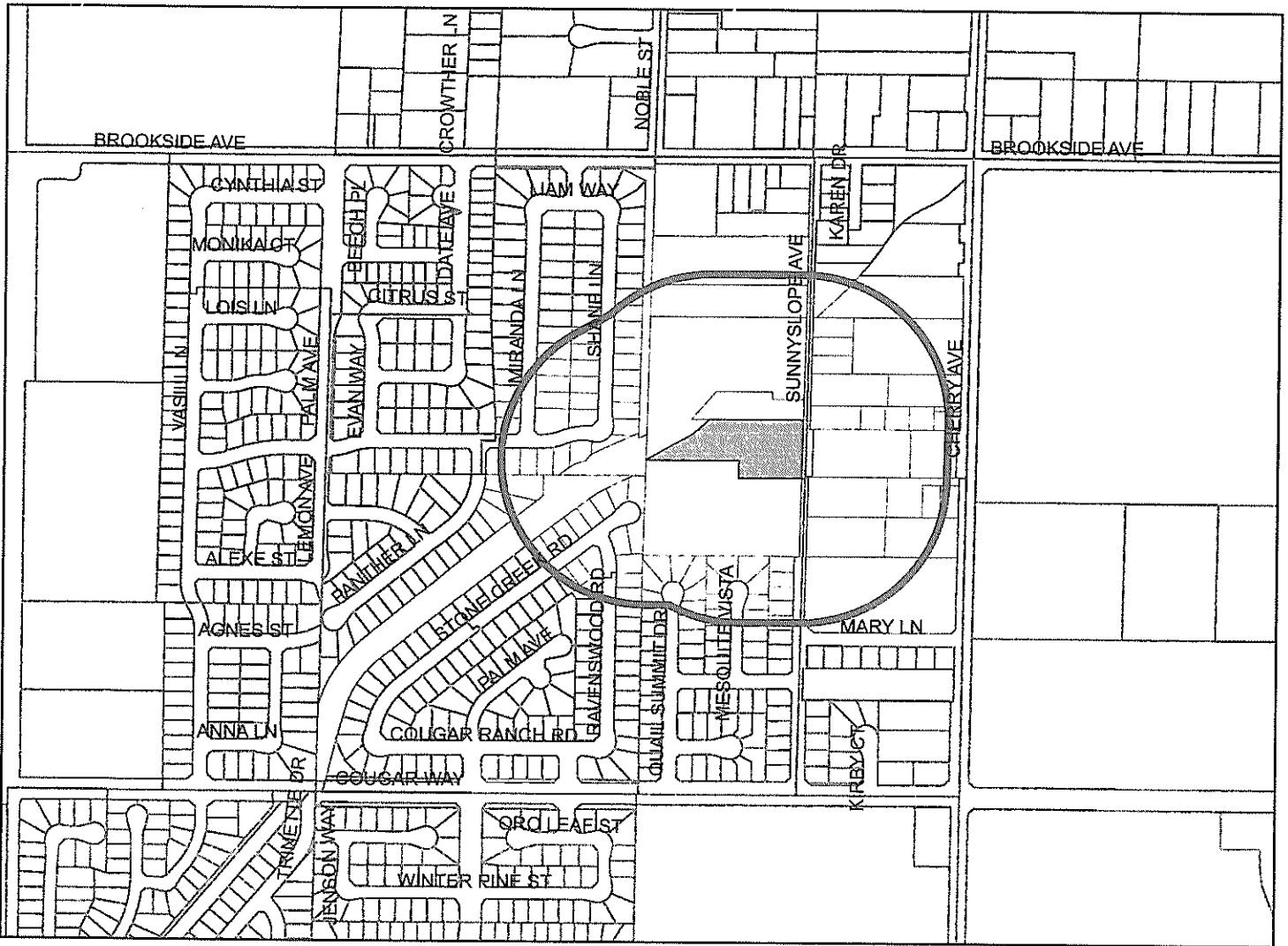
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM36252 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 404-032-009 | 404-093-001 | 404-120-020 | 404-032-020 | 404-030-014 | 404-090-013 | 404-110-030 | 404-090-014 | 404-080-010 | 404-120-034 |
| 404-130-003 | 404-110-022 | 404-120-019 | 404-030-019 | 404-030-010 | 404-110-016 | 404-130-004 | 404-032-019 | 404-032-017 | 404-032-012 |
| 404-130-007 | 404-120-046 | 404-080-008 | 404-030-027 | 404-030-033 | 404-120-028 | 404-010-005 | 404-080-015 | 404-120-027 | 404-100-010 |
| 404-100-011 | 404-130-002 | 404-120-030 | 404-030-018 | 404-080-017 | 404-032-014 | 404-130-001 | 404-110-015 | 404-080-016 | 404-110-029 |
| 404-080-012 | 404-130-005 | 404-120-031 | 404-080-014 | 404-030-013 | 404-032-008 | 404-080-011 | 404-030-012 | 404-030-021 | 404-030-016 |
| 404-120-039 | 404-071-003 | 404-080-013 | 404-120-038 | 404-120-018 | 404-030-023 | 404-030-011 | 404-120-042 | 404-110-018 | 404-032-013 |
| 404-120-040 | 404-031-002 | 404-081-003 | 404-110-024 | 404-071-002 | 404-032-015 | 404-032-011 | 404-110-025 | 404-071-001 | 404-120-041 |
| 404-030-025 | 404-120-013 | 404-120-014 | 404-120-029 | 404-080-001 | 404-032-018 | 404-110-019 | 404-120-033 | 404-032-016 | 404-030-022 |
| 404-110-020 | 404-130-006 | 404-031-003 | 404-120-015 | 404-100-012 | 404-030-024 | 404-120-017 | 404-080-007 | 404-080-009 | 404-030-036 |
| 404-110-026 | 404-110-021 | 404-110-017 | 404-032-010 | 404-030-017 | 404-110-027 | 404-120-016 | 404-081-002 | 404-030-015 | 404-081-001 |
| 404-090-015 | 404-110-004 | 404-120-032 | 404-110-023 | 404-100-013 | 404-100-014 | 404-110-028 | | | |



525 262.5 0 525 Feet

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.

ASMT: 404010005, APN: 404010005
COUGAR RANCH
PO BOX 5711
PALM SPRINGS CA 92263

ASMT: 404030016, APN: 404030016
GREGORY PERSALL
1714 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030010, APN: 404030010
LACIE FACER, ETAL
1752 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030017, APN: 404030017
P PROP INC, ETAL
9780 KEHL CANYON RD
CHERRY VALLEY CA 92223

ASMT: 404030011, APN: 404030011
JASON CLARK
719 CHERRY VALLEY ACRES
BEAUMONT CA 92223

ASMT: 404030018, APN: 404030018
VANDELINA CASTALDO, ETAL
P O BOX 129
BEAUMONT CA 92223

ASMT: 404030012, APN: 404030012
SOONIE FITZPATRICK, ETAL
1442 FERNWOOD DR
REDLANDS CA 92374

ASMT: 404030019, APN: 404030019
BEAUMONT 30541
1795 E RIVERVIEW DR
SAN BERNARDINO CA 92408

ASMT: 404030013, APN: 404030013
EARL HASELRIG
PO BOX 1575
REDLANDS CA 92373

ASMT: 404030021, APN: 404030021
LISA BUSHHELL, ETAL
2535 ERIE ST
SAN DIEGO CA 92110

ASMT: 404030014, APN: 404030014
ALVARO SUAREZ LOPEZ
1726 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030022, APN: 404030022
MATTHEW WERBLAK
859 CHERRY VALLEY ACRE
BEAUMONT, CA. 92223

ASMT: 404030015, APN: 404030015
MARLAINE ROBINSON, ETAL
1720 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030023, APN: 404030023
TAMMIE MCDOWELL, ETAL
841 CHERRY VALLEY ACRE
BEAUMONT, CA. 92223

ASMT: 404030024, APN: 404030024
CHRISTJAN EIRIKSSON, ETAL
C/O CHRIS EIRIKSSON
P O BOX 1101
YUCAIPA CA 92399

ASMT: 404032008, APN: 404032008
FEUERMAN FAMILY
5352 TOPEKA DR
TARZANA CA 91356

ASMT: 404030025, APN: 404030025
LYNN ROBERTS
805 CHERRY VALLEY ACRE
BEAUMONT, CA. 92223

ASMT: 404032009, APN: 404032009
AGNES MORANT
34595 CRENSHAW ST
BEAUMONT CA 92223

ASMT: 404030033, APN: 404030033
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

ASMT: 404032010, APN: 404032010
MING YU CHO, ETAL
1722 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404030036, APN: 404030036
TERESA BATRES, ETAL
877 CHERRY VALLEY ACRES
BEAUMONT CA 92223

ASMT: 404032011, APN: 404032011
DAVID FAIRRINGTON, ETAL
C/O DAVID FAIRRINGTON
1718 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404031001, APN: 404031001
EDDIE GONZALEZ, ETAL
1701 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404032012, APN: 404032012
RITA SMITH, ETAL
P O BOX 1097
TWIN PEAKS CA 92391

ASMT: 404031002, APN: 404031002
JOSHUA COOK
1707 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404032013, APN: 404032013
LORRIE SHULTS, ETAL
34521 VENTURE AVE
BEAUMONT CA 92223

ASMT: 404031003, APN: 404031003
MICHAEL BURLESON
1715 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404032014, APN: 404032014
DAVID SOTO
1705 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404032015, APN: 404032015
SARAH ALLISON, ETAL
1711 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404071002, APN: 404071002
CHERYL WILLIAMS, ETAL
1696 PANTHER LN
BEAUMONT, CA. 92223

ASMT: 404032016, APN: 404032016
CORRI HOWARD, ETAL
1717 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404071003, APN: 404071003
JAMES CHRISTIE
1690 PANTHER LN
BEAUMONT, CA. 92223

ASMT: 404032017, APN: 404032017
CATHERINE SALMON
1721 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080007, APN: 404080007
PATRICIA RAMIREZ
1675 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404032018, APN: 404032018
MARIA MORA
1729 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080008, APN: 404080008
CINDY COLLINS
P O BOX 470
MANTON CA 96059

ASMT: 404032019, APN: 404032019
GLORIA PETTY ROZO, ETAL
1735 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080009, APN: 404080009
NICOLE GRAVES, ETAL
1683 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404032020, APN: 404032020
JOHANNA RIVERA, ETAL
1743 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080010, APN: 404080010
MICHAEL FRANKS, ETAL
1685 STONE CREEK RD
BEAUMONT CA 92223

ASMT: 404071001, APN: 404071001
BERTHA ZAMBRANA, ETAL
1698 PANTHER LN
BEAUMONT, CA. 92223

ASMT: 404080011, APN: 404080011
SYLVIA LOMELI PENA, ETAL
1687 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404080012, APN: 404080012
 DOLORES MIRANDA
 1689 STONE CREEK RD
 BEAUMONT, CA. 92223

ASMT: 404081002, APN: 404081002
 SILVINA CAMPOS
 9449 MANGO AVE
 FONTANA CA 92335

ASMT: 404080013, APN: 404080013
 KATHERINE DAVIDSON, ETAL
 219 16TH ST
 SEAL BEACH CA 90740

ASMT: 404081003, APN: 404081003
 JULIETA MANZO
 1676 STONE CREEK RD
 BEAUMONT, CA. 92223

ASMT: 404080014, APN: 404080014
 SHIRLEY DENOS, ETAL
 24622 ARTEMIA
 MISSION VIEJO CA 92691

ASMT: 404090013, APN: 404090013
 ANGELO MOLINA
 1658 RAVENSWOOD RD
 BEAUMONT, CA. 92223

ASMT: 404080015, APN: 404080015
 CATALINA GARCIA, ETAL
 1692 STONE CREEK RD
 BEAUMONT, CA. 92223

ASMT: 404090014, APN: 404090014
 M BATISTA, ETAL
 12755 ROSS AVE
 CHINO CA 91710

ASMT: 404080016, APN: 404080016
 BRIAN MODAK, ETAL
 1688 STONE CREEK RD
 BEAUMONT, CA. 92223

ASMT: 404090015, APN: 404090015
 STI PROP
 575 LEXINGTON AVE 10TH FL
 NEW YORK NY 10022

ASMT: 404080017, APN: 404080017
 MARTHA STACY, ETAL
 1674 RAVENSWOOD RD
 BEAUMONT CA 92223

ASMT: 404093001, APN: 404093001
 JOLENE BABCOCK, ETAL
 1665 RAVENSWOOD RD
 BEAUMONT, CA. 92223

ASMT: 404081001, APN: 404081001
 STEVEN HARTRANFT
 1684 STONE CREEK RD
 BEAUMONT, CA. 92223

ASMT: 404100011, APN: 404100011
 CATHERINE GIPOOR, ETAL
 262 GRAND AVE
 LONG BEACH CA 90803

ASMT: 404100012, APN: 404100012
ESTHER COTHRON, ETAL
82099 SUNSET CT
INDIO CA 92201

ASMT: 404110018, APN: 404110018
MARGARET MINJARES, ETAL
11134 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404100013, APN: 404100013
VIVIANNE MCPHERSON
11211 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110019, APN: 404110019
MARK GUTEBIER
11138 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404100014, APN: 404100014
WILLIAM LATTIN
10669 JONATHAN AVE
CHERRY VALLEY CA 92223

ASMT: 404110020, APN: 404110020
TILLA CHADWICK, ETAL
11142 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110004, APN: 404110004
THOMAS SEXTON
3838 W LA VIDA AVE
VISALIA CA 93277

ASMT: 404110021, APN: 404110021
SUSAN TAYLOR, ETAL
11167 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 404110015, APN: 404110015
SANDRA RILEY, ETAL
11120 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110022, APN: 404110022
DARLENE STEELE, ETAL
11168 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110016, APN: 404110016
BETH GREY
11130 SUNNYSLOPE AVE
CHERRY VALLEY CA 92223

ASMT: 404110023, APN: 404110023
TIMOTHY WIRICK
240 MAPLE AVE STE E
BEAUMONT CA 92223

ASMT: 404110017, APN: 404110017
BERNICE BURDICK, ETAL
9446 AVENIDA ALTURA BELLA
CHERRY VALLEY CA 92223

ASMT: 404110024, APN: 404110024
LANCE ANGLIN
10660 MARTIN LN
CHERRY VALLEY CA 92223

ASMT: 404110025, APN: 404110025
 SCOTT SHIMANO, ETAL
 11211 CHERRY AVE
 BEAUMONT, CA. 92223

ASMT: 404120015, APN: 404120015
 MICHELLE CLINES, ETAL
 7572 ISLA ST
 HEMET CA 92545

ASMT: 404110026, APN: 404110026
 TABER KRIGBAUM, ETAL
 11217 CHERRY AVE
 BEAUMONT, CA. 92223

ASMT: 404120016, APN: 404120016
 GRACE MITCHELL, ETAL
 1694 QUAIL SUMMIT
 BEAUMONT, CA. 92223

ASMT: 404110027, APN: 404110027
 VALERIE DEFORGE, ETAL
 11231 CHERRY AVE
 BEAUMONT, CA. 92223

ASMT: 404120017, APN: 404120017
 PATRICIA BARTH
 1686 QUAIL SUMMIT
 BEAUMONT, CA. 92223

ASMT: 404110028, APN: 404110028
 YVONNE LOZANO
 11212 SUNNYSLOPE AVE
 CHERRY VALLEY CA 92223

ASMT: 404120018, APN: 404120018
 MARY HAMBELTON, ETAL
 1678 QUAIL SUMMIT
 BEAUMONT, CA. 92223

ASMT: 404110029, APN: 404110029
 DOLORES KOLTHOFF
 11233 CHERRY AVE
 BEAUMONT, CA. 92223

ASMT: 404120019, APN: 404120019
 KATHRYN RHEE, ETAL
 1672 QUAIL SUMMIT
 BEAUMONT, CA. 92223

ASMT: 404110030, APN: 404110030
 BARBARA BRANCATO, ETAL
 11248 SUNNYSLOPE AVE
 BEAUMONT, CA. 92223

ASMT: 404120020, APN: 404120020
 PATRICK SANCHEZ, ETAL
 1660 QUAIL SUMMIT
 BEAUMONT, CA. 92223

ASMT: 404120014, APN: 404120014
 M ARCHANGEL INC
 P O BOX 90425
 CITY OF INDUSTRY CA 91715

ASMT: 404120027, APN: 404120027
 CYNTHIA CASTRO
 1655 MESQUITE VISTA
 BEAUMONT, CA. 92223

ASMT: 404120028, APN: 404120028
 COLFIN AI CA 4
 24682 DEL PRADO NO 200
 DANA POINT CA 92629

ASMT: 404120038, APN: 404120038
 SHEENA FIDDLER, ETAL
 1695 SUNNYSLOPE AVE
 BEAUMONT, CA. 92223

ASMT: 404120029, APN: 404120029
 MANUELA SPERBECK
 1679 MESQUITE VISTA
 BEAUMONT, CA. 92223

ASMT: 404120039, APN: 404120039
 GUY AIELLO
 1683 SUNNYSLOPE AVE
 BEAUMONT, CA. 92223

ASMT: 404120030, APN: 404120030
 ESPARANZA PRUETT, ETAL
 1685 MESQUITE VISTA
 BEAUMONT, CA. 92223

ASMT: 404120040, APN: 404120040
 ADELINA GONZALEZ, ETAL
 1677 SUNNYSLOPE AVE
 BEAUMONT, CA. 92223

ASMT: 404120031, APN: 404120031
 ROBIN TRACHTA, ETAL
 1688 MESQUITE VISTA
 BEAUMONT CA 92223

ASMT: 404120041, APN: 404120041
 LYDIA HERRERA
 1665 SUNNYSLOPE AVE
 BEAUMONT, CA. 92223

ASMT: 404120032, APN: 404120032
 TIFFANY SPIVA, ETAL
 1676 MESQUITE VISTA
 BEAUMONT, CA. 92223

ASMT: 404120042, APN: 404120042
 BASILIA CAMACHO, ETAL
 1653 SUNNYSLOPE AVE
 BEAUMONT, CA. 92223

ASMT: 404120033, APN: 404120033
 JILL LEONARD, ETAL
 1668 MESQUITE VISTA
 BEAUMONT, CA. 92223

ASMT: 404120046, APN: 404120046
 YEN CHANG, ETAL
 3818 BLUFF ST
 TORRANCE CA 90505

ASMT: 404120034, APN: 404120034
 DEBORA BOATMAN, ETAL
 1656 MESQUITE VISTA
 BEAUMONT, CA. 92223

ASMT: 404130001, APN: 404130001
 SHANNA CARMICHAEL, ETAL
 11265 CHERRY AVE
 BEAUMONT, CA. 92223

ASMT: 404130002, APN: 404130002
DANA WALKER
25840 LA BANCA RD
MORENO VALLEY CA 92551

ASMT: 404130003, APN: 404130003
JANET LEBOUTHILLIER, ETAL
11325 STUVELING ST
OAK HILLS CA 92345

ASMT: 404130004, APN: 404130004
BETTY LARSON
11285 CHERRY AVE
CHERRY VALLEY CA 92223

ASMT: 404130005, APN: 404130005
SHARON CORNWELL, ETAL
11250 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404130006, APN: 404130006
JOANN JONES, ETAL
11280 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404130007, APN: 404130007
MIGI FU, ETAL
6530 NORTE DAME DR
BUENA PARK CA 90620

Beaumont Unified School District
500 Grace Ave.
P.O. Box 187
Beaumont, CA 92223

City of Beaumont
ATTN: Planning Director
Community Development,
550 E. Sixth St.
Beaumont, CA 92223

Beaumont Cherry Valley Water District
Water District
560 Magnolia Ave.
Beaumont, CA 92223-2258

Cherry Valley and Pass Area Trails
Assoc
40225 Dutton
Beaumont, CA 92223

Bill Lattin
10669 Jonathan Ave
Cherry Valley CA 92223

Kal Farah
417 Nottingham Dr
Redlands CA 92373

Bill Lattin
10669 Jonathan Ave
Cherry Valley CA 92223

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417 Nottingham Dr
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Kal Farah
417 Nottingham Dr
Redlands CA 92373



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Tentative Parcel Map No. 36252

Project Title/Case Numbers

Paul Rull, Project Manager

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bill Lattin

Project Applicant

10669 Jonathan Avenue, Cherry Valley, CA 92223

Address

Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, and westerly of Sunnyslope Avenue

Project Location

A schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 22, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 3/06/2013
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42204 ZCFG5557 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 36252

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: March 5, 2013

Applicant/Project Sponsor: Bill Lattin Date Submitted: September 3, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42204 ZCFG5557

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