

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

115B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 24, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 35862 – (CEQA Exempt) - Applicant: J. & C. Creighton - Engineer/Representative: A-1 Surveying, Inc. - Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Charlotte Lane, westerly of Briggs Road, southerly of Nuevo, and easterly of Menifee Road – 2.79 Gross Acres - Zoning: Residential Agriculture 1 Acre Minimum (R-A-1) **REQUEST:** The Tentative Parcel Map proposes a Schedule H subdivision of 2.79 gross acres into two (2) residential parcels with a minimum parcel size of one (1) gross acre. Parcel 1 proposes a 1.57 gross acre lot with an existing home to remain. Parcel 2 proposes a 1.14 gross acre lot.

RECOMMENDED MOTION:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on March 23, 2009.

The Planning Department recommended Approval; and,  
**THE PLANNING DIRECTOR:**

**APPROVED** TENTATIVE PARCEL MAP NO. 35862, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 4/1/09 Tmg

Tina Grande  
Departmental Conference

Policy

Consent

Dept Recomm.:  
Per Exec. Ofc.:

4/1/09 - 1 6115: PG

Handwritten notes

Prev. Agn. Ref. ATTACHMENTS FILED District: Fifth Agenda Number:

WITH THE CLERK OF THE BOARD

1.5

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Parcel Map No. 35862

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Charlotte Lane, westerly of Briggs Road, southerly of Nuevo, and easterly of Menifee Road.

Project Description: TENTATIVE PARCEL MAP NO. 35862 proposes a Schedule H subdivision of 2.79 gross acres into two (2) residential parcels with a minimum parcel size of one (1) gross acre. Parcel 1 proposes a 1.57 gross acre lot with an existing home to remain. Parcel 2 proposes a 1.14 gross acre lot.

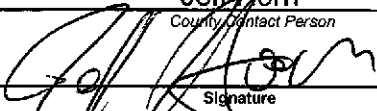
Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Wildon Associates

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15315)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

Reasons why project is exempt: The project conforms to Section 15315 of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exemptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Jeff Horn (951) 955- 4641  
County Contact Person Phone Number  
 Signature Project Planner Title 2/20/09 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

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Please charge deposit fee case#: ZCFG04974 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0811118

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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Received from: CREIGHTON JAMES & CHARLOTTE \$64.00  
paid by: CK 3058  
CA F&G FEE FOR EA42066  
paid towards: CFG05417 CALIF FISH & GAME: DOC FEE  
at parcel: 24220 GUNTHER RD ROMO  
appl type: CFG3

By \_\_\_\_\_ Oct 14, 2008 13:31  
MBRASWEL posting date Oct 14, 2008

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4.3  
Area Map: Lakeview / Nuevo  
Zoning Area: Nuevo  
Supervisory District: Fifth  
Project Planner: Jeff Horn  
Director's Hearing: March 23, 2009  
Continued From: March 9, 2009

TENTATIVE PARCEL MAP NO. 35862  
CEQA EXEMPT Section 15315  
Applicant: James Creighton  
Engineer/Rep.: A-1 Surveying Co

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

TENTATIVE PARCEL MAP NO. 35862 proposes a Schedule H subdivision of 2.79 gross acres into two (2) residential parcels with a minimum parcel size of one (1) gross acre. Parcel 1 proposes a 1.57 gross acre lot with an existing home to remain. Parcel 2 proposes a 1.14 gross acre lot.

The project site is located in the Lakeview/Nuevo Area Plan, more specifically, northerly of Charlotte Lane, westerly of Briggs Road, southerly of Nuevo, and easterly of Menifee Road.

**FURTHER PLANNING CONSIDERATION:**

**March 9, 2009**

The proposed project was continued from the March 9, 2009 Director's Hearing to allow the applicant to address concerns with the recommended Conditions of Approval.

**SUMMARY OF FINDINGS:**

- |                                   |  |
|-----------------------------------|--|
| 1. General Plan:                  | Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)   |
| 2. Surrounding Land Use (Ex. #1): | Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to the north, south, east, and west.        |
| 3. Existing Zoning (Ex. #3):      | Residential Agricultural - 1 acre minimum (R-A-1)  |
| 4. Surrounding Zoning (Ex. #3):   | Residential Agricultural - 1 acre minimum (R-A-1)  |
| 5. Existing Land Use (Ex. #1):    | Single Family Residence  |
| 6. Project Data:                  | Total Acreage: 2.79 gross acres<br>Total Proposed Parcels: 2<br>Proposed Min. Parcel Size: 1 acre<br>Schedule: H |
| 7. Environmental Concerns:        | See attached environmental assessment  |

**RECOMMENDATIONS:**

**APPROVAL** of TENTATIVE PARCEL MAP NO. 35862, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.

**TENTATIVE PARCEL MAP NO. 35862**

**CEQA Exempt**

**DH Staff Report: March 23, 2009**

**Continued From: March 9, 2009**

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2. The proposed project is consistent with the Residential Agricultural - 1 Acre Minimum (R-A-1) 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 development proposal is 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 (MSCHP).

**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 has a land use designation of Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) in the Lakeview/Nuevo Area Plan.
2. The proposed map, creating two (2) residential parcels with a minimum parcel size of one (1) gross acre, is permitted in the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural - 1 Acre Minimum (R-A-1).
5. The proposed map, creating two (2) residential parcels with a minimum parcel size of one (1) gross acre, is consistent with the development standards set forth in the proposed Residential Agricultural - 1 Acre Minimum (R-A-1) zoning classification.
6. The proposed project site is surrounded by properties designated Residential Agricultural - 1 acre minimum (R-A-1) zoning classification to the north, south, east, and west.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The proposed project meets the criteria for exemption pursuant to CEQA Section 15315 – Minor Land Divisions.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.

**TENTATIVE PARCEL MAP NO. 35862**

**CEQA Exempt**

**DH Staff Report: March 23, 2009**

**Continued From: March 9, 2009**

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2. The Project site is located within:
  - a. Community of Romoland;
  - b. Lakeview/Nuevo Area Plan;
  - c. 5<sup>th</sup> Supervisorial District;
  - d. Rural Community - Low Density Residential (RC-LDR) (1/2 Acre Minimum) General Plan Land Use Designation;
  - e. Residential Agriculture 1 Acre Minimum (R-A-1) Ordinance 348 Zoning Designation;
  - f. Ordinance 659 (DIF) Fee Area and subject to mitigation fees;
  - g. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees;
  - h. Romoland and Perris Union High Unified School District;
  - i. Riverside County Flood Control District/zone;
  - j. San Jacinto Valley Watershed;
  - k. SKR fee area Ord. 663.10;
  - l. High Fire Area;
  - m. Lighting Ordinance 655 - zone B, 32.78 miles;
  - n. County Service Areas other than 152;
  - o. Low Paleontological Sensitivity;
  - p. Eastern Municipal Water District (EMWD)Water District
  
2. The Project site is not located within:
  - a. City sphere of influence;
  - b. Specific Plan;
  - c. General Policy Areas;
  - d. General Plan Overlay;
  - e. Redevelopment area;
  - f. Agricultural Preserve;
  - g. Airport Influence Area/Zone;
  - h. Circulation Element Road;
  - i. Fault zone;
  - j. Liquefaction Potential;
  - k. Subsidence;
  - l. WRCMSHCP Criteria Cells;
  - m. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees;
  - n. FTL fee area Ord. 457 & 460

The subject site is currently designated as Assessor's Parcel Number 327-120-016.

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Date Prepared: 2/19/09

Date Revised: 3/12/09

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

**DATE:** March 23, 2009  
**TO:** Planning Director  
**FROM:** Planning Staff  
**RE:** **Item 4.3, TENTATIVE PARCEL MAP NO. 35862**

The attached letter was received by the applicant requesting the removal of several Conditions of Approval. Staff's response to the request:

**10.PLANNING.2 "MAP - FEES FOR REVIEW"**

Any subsequent review/approvals required by the conditions of approval shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671.

Response: This Condition is for information purposes only, and does not implement the payment of any deposit based fees. Staff recommends the Condition remains.

**50.FLOOD RI.02 "MAP SUBMIT ECS & FINAL MAP"**

Requires a copy of the environmental constraint sheet and the final map be submitted to Flood Control District along with appropriate plan check fee.

Response: Status to be determined by the Flood Control District.

**50.PLANNING.07 "MAP - QUIMBY FEES (1)"**

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146 (Section 10.35 of County Ordinance No. 460.)

Response: Requirement of Ord. 460. Staff recommends the Condition remains.

**50.PLANNING.20 "MAP - FEE BALANCE"**

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.

Response: Condition requires any associated applications, approved or in process, be in positive deposit based fee status prior to this condition be changed to "MET." Staff recommends the Condition remains.

**60.PLANNING.17 "MAP - FEE BALANCE"**

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

Response: Condition requires any associated applications, approved or in process, be in positive deposit based fee status prior to this condition be changed to "MET." Staff recommends the Condition remains.

**80.PLANNING.10 "MAP - FEE BALANCE"**

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.

Response: Condition requires any associated applications, approved or in process, be in positive deposit based fee status prior to this condition be changed to "MET." Staff recommends the Condition remains.

**90.E HEALTH.02 "USE-FEE STATUS"**

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.

Response: Status to be determined by the Environmental Health Department.

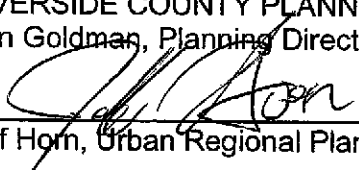
**90.PLANNING.04 "MAP - QUIMBY FEES (2)"**

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

Response: Required by Ord. 460. Staff recommends the Condition remains.

Regards,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
\_\_\_\_\_  
Jeff Horn, Urban Regional Planner III

Tentative parcel map number 35862  
Applicant: James Creighton  
Engineer: A-1 Surveying Company

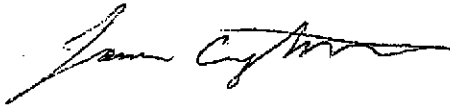
In regards to the following eight conditions,

- 10. Planning. 2
- 50. Food RI. 2
- 50. Planning. 7
- 50. Planning. 20
- 60. Planning. 17
- 80. Planning. 10
- 90. E Health. 2
- 90. Planning. 4

I the applicant James Creighton want these conditions remove from the conditions for Lot Split map # 35862 also anything else that would have fees added to the final map. From the start of this process I was given a fee schedule for what it would cost for a Lot split. There was nothing said about any additional fees when I applied for this lot split. I understood that this would be the total cost by more than one Riverside County employee. And since I have not increased what I originally intended to do "split my lot" then there should be no increase in fees. This is an injustice to now charge me additional fees to do exactly what I intended to do in the beginning. If a car salesman did this, He would be charged criminally. It's called bait and switch. If a contractor did this, He would be investigated by the contractors board and be liable for disciplinary action. I have checked other California county's lot split cost and found that most charge under what I paid Riverside County.

I am planning to be present at the directors meeting on March 23 at 1:30 PM to hear your decision on this matter.

James Creighton





PARCEL MAP Parcel Map #: PM35862

Parcel: 327-120-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    MAP - PROJECT DESCRIPTION                    RECOMMND

The land division hereby permitted is a Schedule H subdivision of 2.79 gross acres into two (2) residential parcels with a minimum parcel size of one (1) gross acre. Parcel 1 proposes a 1.57 gross acre lot with an existing home to remain. Parcel 2 proposes a 1.14 gross acre lot.

10. EVERY. 2                    MAP - DEFINITIONS                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35862 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35862, dated 12/10/08.

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

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.

PARCEL MAP Parcel Map #: PM35862

Parcel: 327-120-016

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

Improvement such as grading, filling, over excavation and recompactation, 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 15 to April 15.

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 #: PM35862

Parcel: 327-120-016

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. Approval 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 #: PM35862

Parcel: 327-120-016

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) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    EMWD WATER SERVICE ONLY

RECOMMND

All lots are proposing Eastern Municipal Water District (EMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service for each lot are met with EMWD, as well as, all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1                        MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement

PARCEL MAP Parcel Map #: PM35862

Parcel: 327-120-016

10. GENERAL CONDITIONS

10.FIRE. 1                    MAP-#50-BLUE DOT REFLECTORS (cont.)                    RECOMMND

of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2                    MAP-#13-HYDRANT SPACING                    RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage 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 35862 is a proposal to subdivide 2.79-acres into two residential lots in Lakeview/Nuevo area. The project site is located northerly of Charlotte Lane, southerly of Nuevo Avenue, easterly of Menifee Road and westerly of Briggs Road.

The proposed development will be impacted by sheet flow type runoff from the northeast. The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. These floodproofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows. If proposed, mobile homes shall be placed on a permanent foundation

The major portion of the property is within San Jacinto River Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,215 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PARCEL MAP Parcel Map #: PM35862

Parcel: 327-120-016

10. GENERAL CONDITIONS

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 - 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. 2                    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. 8                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 1 Acre Minimum (R-A-1) zone.

10.PLANNING. 9                    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 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. 11                    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

PARCEL MAP Parcel Map #: PM35862

Parcel: 327-120-016

10. GENERAL CONDITIONS

10.PLANNING. 11                   MAP - OFFSITE SIGNS ORD 679.4 (cont.)                   RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 14            MAP - ORD NO. 659 (DIF) (cont.)            RECOMMND

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. 15            MAP - OFF-HIGHWAY VEHICLE USE            RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

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 second unit.

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination as to the type of bone and whether it is of prehistoric origin. If the remains are determined to be prehistoric human remains, the Native American Heritage Commission shall be notified by the coroner and treatment pursuant to Public Resources Code Section 5097.98(a) shall take effect. The Native American Heritage Commission shall notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery within 48 hours and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner and a Native American Tribal representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. A County representative shall facilitate all meetings to assure compliance with all State and local laws.

10.PLANNING. 19

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, significant 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. Significant cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the finds 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 archaeologist, the Native American Tribal 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 Tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural



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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      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. 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-#7-ECS-HAZ FIRE AREA                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#43-ECS-ROOFING MATERIAL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3                      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 sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4                      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. 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.

50.FIRE. 6                      MAP-#59-ECS-HYDR REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6                      MAP-#59-ECS-HYDR REQUIR (cont.)                      RECOMMND

provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

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. 8                      MAP SAN JACINTO RIVER ADP                      RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the San Jacinto River Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                    MAP SAN JACINTO RIVER ADP (cont.)                    RECOMMND

or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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.

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

he 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 one (1) gross acre.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural (R-A) zoning classification, 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 (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                   MAP - QUIMBY FEES (1) (cont.)                   RECOMMND

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. 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 Constraints 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."

TRANS DEPARTMENT

50.TRANS. 1                   MAP - EASEMENT                   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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Grechen Lane for lot 1 and so noted on the final map.

50.TRANS. 3                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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 - R-O-W DEDICATED 1                    RECOMMND

Sufficient public street right-of-way along Grechen Lane shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

50.TRANS. 6                    MAP- CORNER CUT-BACK I                    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. 7                    MAP-DEDICATIONS/ACCEPTANCE                    RECOMMND

If Grechen Lane was previously dedicated for public roads and utility purposes but not accepted by the County, and if acceptance of said road is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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 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) 657-1146.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

60.BS GRADE. 6 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.

EPD DEPARTMENT

60.EPD. 1 EPD- MBTA SURVEY

RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD- MBTA SURVEY (cont.)                      RECOMMND

any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

FIRE DEPARTMENT

60.FIRE. 1                      MAP - HFA REVIEW & APPROVAL                      RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SAN JACINTO RIVER ADP                      RECOMMND

PM 35862 is located within the limits of the San Jacinto River Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

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.

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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 2.79 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.

80. PRIOR TO BLDG PRMT ISSUANCE

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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.

E HEALTH DEPARTMENT

80.E HEALTH. 1            ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#2 based on AM/PAC Soils Percolation Report Project#07-10664 dated 11-26-07. Parcel#1 has an existing structure with its own dedicated existing OWTS(s).

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 (AM/PAC), drawn to an appropriate scale, showing the location of all applicable detail as required in the DEH Technical Manual.

If grading is proposed or has been previously performed, 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 OWTS 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.

80.E HEALTH. 2            DEH SITE EVALUATION REQUIRED

RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2                    DEH SITE EVALUATION REQUIRED (cont.)                    RECOMMND

\*\*Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.\*\*

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 hydrant and access to the property.

80.FIRE. 2                        MAP - HFA REVIEW & APPROVAL                        RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                    MAP SAN JACINTO RIVER ADP                    RECOMMND

PM 35862 is located within the limits of the San Jacinto River Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 8                   MAP - SCHOOL MITIGATION (1)                   RECOMMND

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

80.PLANNING. 9                   MAP - SCHOOL MITIGATION (2)                   RECOMMND

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

80.PLANNING. 10                  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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE- E.HEALTH CLEARANCE REQ                   INEFFECT

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                   USE-FEE STATUS                                   INEFFECT

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.

PLANNING DEPARTMENT

90.PLANNING. 4                   MAP - QUIMBY FEES (2)                         RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Economic Development Agency (EDA) for CSA No. 146.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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 2.79 acres (gross) in accordance with 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.

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.

90.TRANS. 2 MAP - LAKEVIEW/NUEVO FUNDING

RECOMMND

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

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

DATE: December 10, 2008

**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  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
5th District Supervisor  
5th District Planning Commissioner  
Romoland Unified School Dist.  
Perris Unified School Dist.

Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center (UCR)  
P.D. Archaeology - L. Mouriquand  
Economic Dev. Agency-Service Area 146

**TENTATIVE PARCEL MAP NO. 35862** - EA42066 - Applicant: J. & C. Creighton - Engineer/Representative: A-1 Surveying, Inc. - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Charlotte Lane, westerly of Briggs Road, southerly of Nuevo, and easterly of Menifee Road - 2.71 Gross Acres - Zoning: Residential Agriculture 11 Acre Minimum (R-A-1) REQUEST: The parcel map proposes a Schedule H subdivision of 2.79 Gross Acres into two (2) residential parcels with a minimum parcel size of one (1) gross acre. Parcel 1 proposes a parcel size of 1.57 Gross Acres and contains an existing home to remain. Parcel 2 proposes a parcel size of 1.14 Gross Acres. - APN: 327-120-016

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 8, 2009**. 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 **Jeff Horn, Project Planner**, at (951) 955-4641 or email at [jhorn@rctlma.org](mailto:jhorn@rctlma.org) / MAILSTOP# 1070.

COMMENTS:

**FILE COPY**

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.*

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 35862** – CEQA Exempt - Applicant: J. & C. Creighton - Engineer/Representative: A-1 Surveying, Inc. - Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Charlotte Lane, westerly of Briggs Road, southerly of Nuevo, and easterly of Menifee Road – 2.71 Gross Acres - Zoning: Residential Agriculture 1 Acre Minimum (R-A-1) **REQUEST:** The Tentative Parcel Map proposes a Schedule H subdivision of 2.79 gross acres into two (2) residential parcels with a minimum parcel size of one (1) gross acre. Parcel 1 proposes a 1.57 gross acre lot with an existing home to remain. Parcel 2 proposes a 1.14 gross acre lot - APN: 327-120-016. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: March 9, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
12th FLOOR CONFERENCE ROOM 12A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/20/09,

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

APN (s) or case numbers Pm 35862 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 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*2-20-09 OK  
EXP 8-20-09*