

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

301B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 16, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 33835 – (CEQA Exempt) – Applicant: Max Buchanan – Engineer / Representative: Verizon Engineering – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: easterly of Avenida San Timoteo and westerly of Avenida Altura Bella. – 3.57 Gross Acres – Zoning: One Family Dwellings – ½ Acre Minimum (R-1-1/2) and Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule H Subdivision of 3.57 Gross (3.51 Net) acres into two residential parcels. Parcel one (1) will be 2.1 Gross (1.8 Net) acres, and Parcel two (2) will be 1.5 Gross (1.3 Net) acres. – APN: 401-200-009

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on June 15, 2009.

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

APPROVAL of **TENTATIVE PARCEL MAP NO. 33835**, 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

~~BA~~

REVIEWED BY EXECUTIVE OFFICE

DATE 6/22/09
Tina Grande
Departmental Conference

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

2009 JUN 16 10:05 AM

Prev. Agn. Ref. | District: Fifth | Agenda Number:

1.2

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Agenda Item No.: 45
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisorial District: Fifth
Project Planner: Christian Hinojosa
Directors Hearing: June 15, 2009

Tentative Parcel Map No. 33835
CEQA Exempt
Applicant: Max Buchanan
Engineer/Rep.: Verizon Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 33835 is a Schedule H Subdivision of 3.57 Gross (3.51 Net) acres into two residential parcels. Parcel one (1) will be 2.1 Gross (1.8 Net) acres, and Parcel two (2) will be 1.5 Gross (1.3 Net) acres.

The proposed subdivision is located in the Community of Cherry Valley of The Pass Area Plan in Western Riverside County; more specifically, easterly of Avenida San Timoteo and westerly of Avenida Altura Bella.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing Land Use: | Vacant Land |
| 2. Surrounding Land Use: | Surrounding land uses are single family residence and vacant land to the north and south, vacant land to the east, and single family residence to the west. |
| 3. Existing Zoning: | One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) |
| 4. Surrounding Zoning: | Surrounding zoning designations are Residential Agricultural-1 Acre Minimum (R-A-1) to the north and south, and One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) to the east and west |
| 5. General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) |
| 6. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, east, and west; and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Open Space: Recreation (OS: R) to the south |
| 7. Project Data: | Total Acreage: 3.57 Gross (3.51 Net)
Total Proposed Lots: 2
Proposed Min. Lot Size: 1.5 Gross Acres
Proposed Schedule Subdivision: H |
| 8. Environmental Concerns: | CEQA Exempt per Section 15315: Minor Land Divisions. |

ARR 5/11/09

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 33835**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed subdivision is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed subdivision is consistent with the One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision 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 subdivision is clearly compatible with the present and future logical development of the area.
6. The proposed subdivision will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The proposed project will not have a significant effect on the environment.

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 Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) on the Pass Area Plan.
2. The proposed subdivision, residential parcels with a minimum of one and one half (1 1/2) gross acres, is permitted use in the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, east, and west; and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Open Space: Recreation (OS: R) to the south.
4. The zoning for the subject site is One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1).
5. The proposed subdivision is a permitted use in the One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) zoning classifications of Ordinance 348.

6. The proposed subdivision is consistent with the development standards set forth in the One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) zones.
7. The project site is surrounded by properties which are zoned Residential Agricultural-1 Acre Minimum (R-A-1) to the north and south, and One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) to the east and west.
8. The improvements proposed for the subdivision are consistent with the Schedule H map requirements of Ordinance No. 460.
9. This project is located within Criteria Area 409 and 497 of the Multi-Species Habitat Conservation Plan (MSHCP). This project has fulfilled MSHCP requirements by filing Habitat Acquisition Negotiation Strategy Application No. 1670 (HANS1670).
10. Habitat Acquisition Negotiation Strategy Application No. 1670 (HANS1670) has determined the entire site is available for development.
11. The proposed subdivision is subject to the California Environmental Quality Act Section No. 15315, Minor Land Divisions. This section states "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 exceptions are required, all services and access to the proposed parcels to standards are available, the parcel was no 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."
12. The proposed residential subdivision is in conformance with the General Plan and zoning, does not require a variance, all services and access are available, was not involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent.
13. The proposed subdivision is categorically exempt from the California Environmental Quality Act per section number 15315, Minor Land Divisions.

INFORMATIONAL ITEMS:

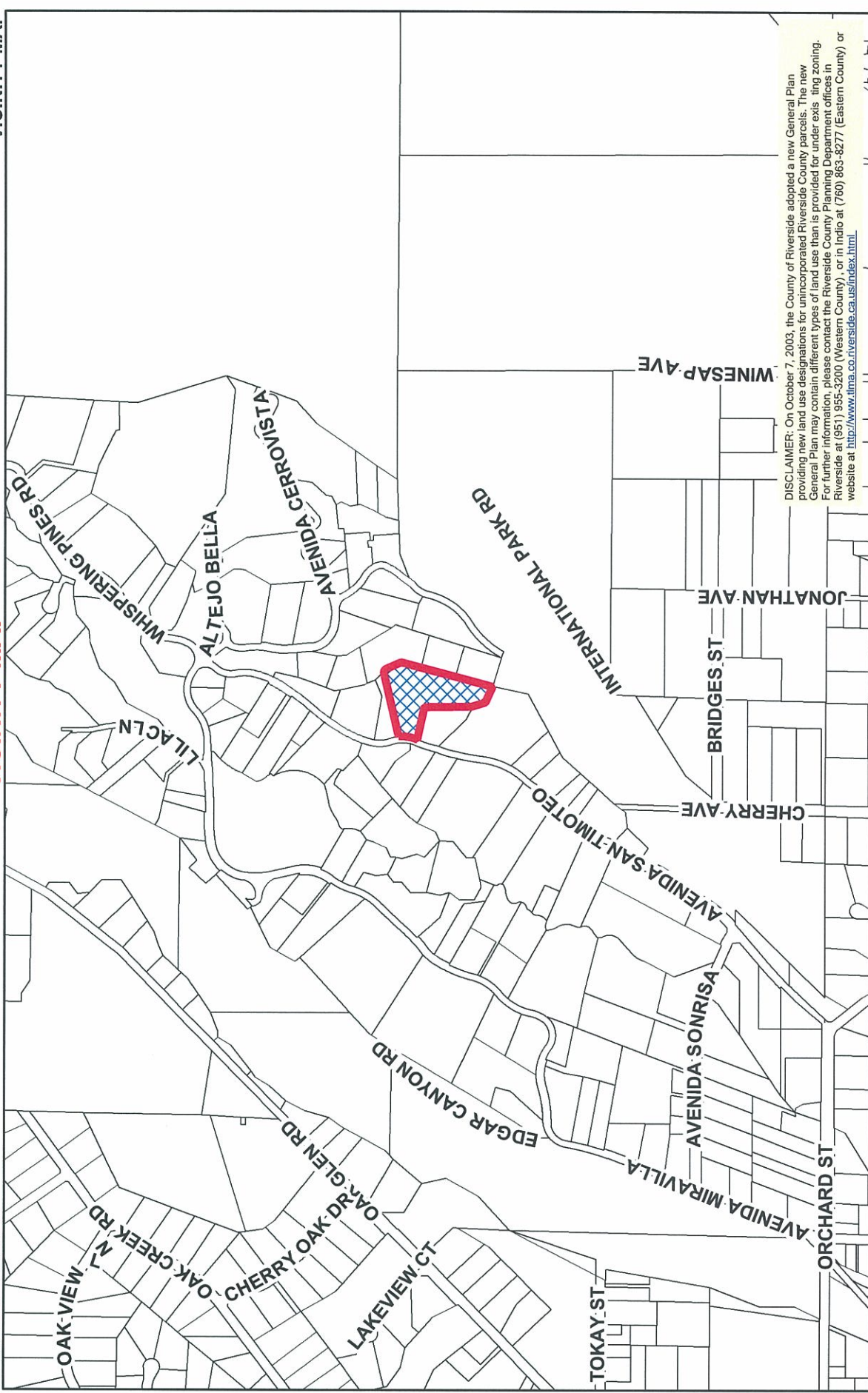
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; and,
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is locate within:
 - a. The boundaries of the Pass Area Plan;
 - b. The Beaumont/Cherry Valley Recreation and Parks District;
 - c. Zone B (43.45 Miles) of Lighting Ordinance 655; and,
 - d. Cherry Valley County Service Area No. 27.
4. The subject site is currently designated as Assessor's Parcel Number 401-200-009.

Supervisor Ashley
District 5
Date Drawn: 4/30/09

PM33835

VICINITY MAP

Planner: Christian Hinojosa
Date: 6/15/09
VICINITY MAP



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.itma.co.riverside.ca.us/index.html>.

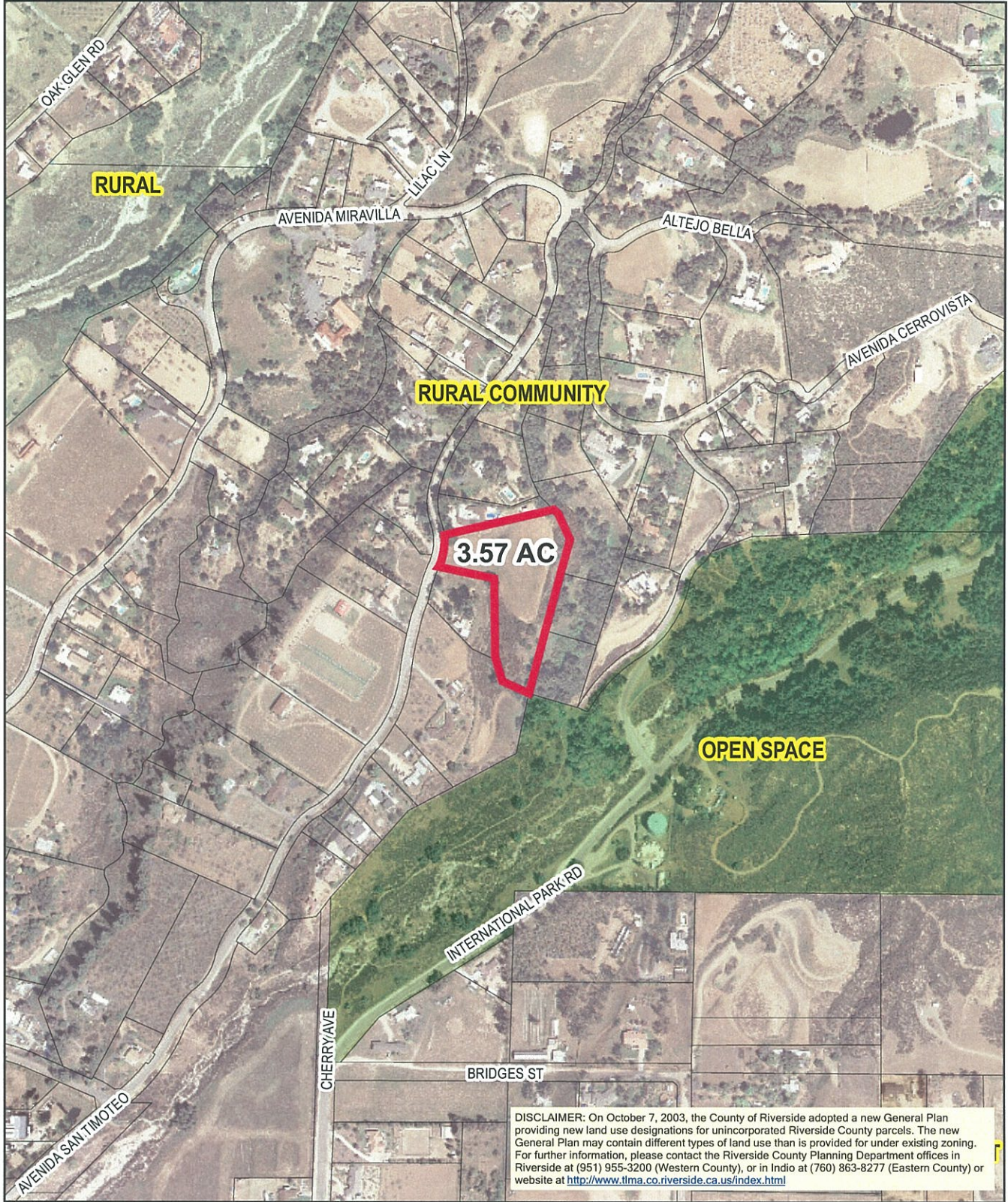
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cherry Valley
Township/Range: T2SR1W
Section: 23

Assessors
Bk. Pg. 401-20
Thomas
Bros. Pg. 685 C3



DEVELOPMENT OPPORTUNITY



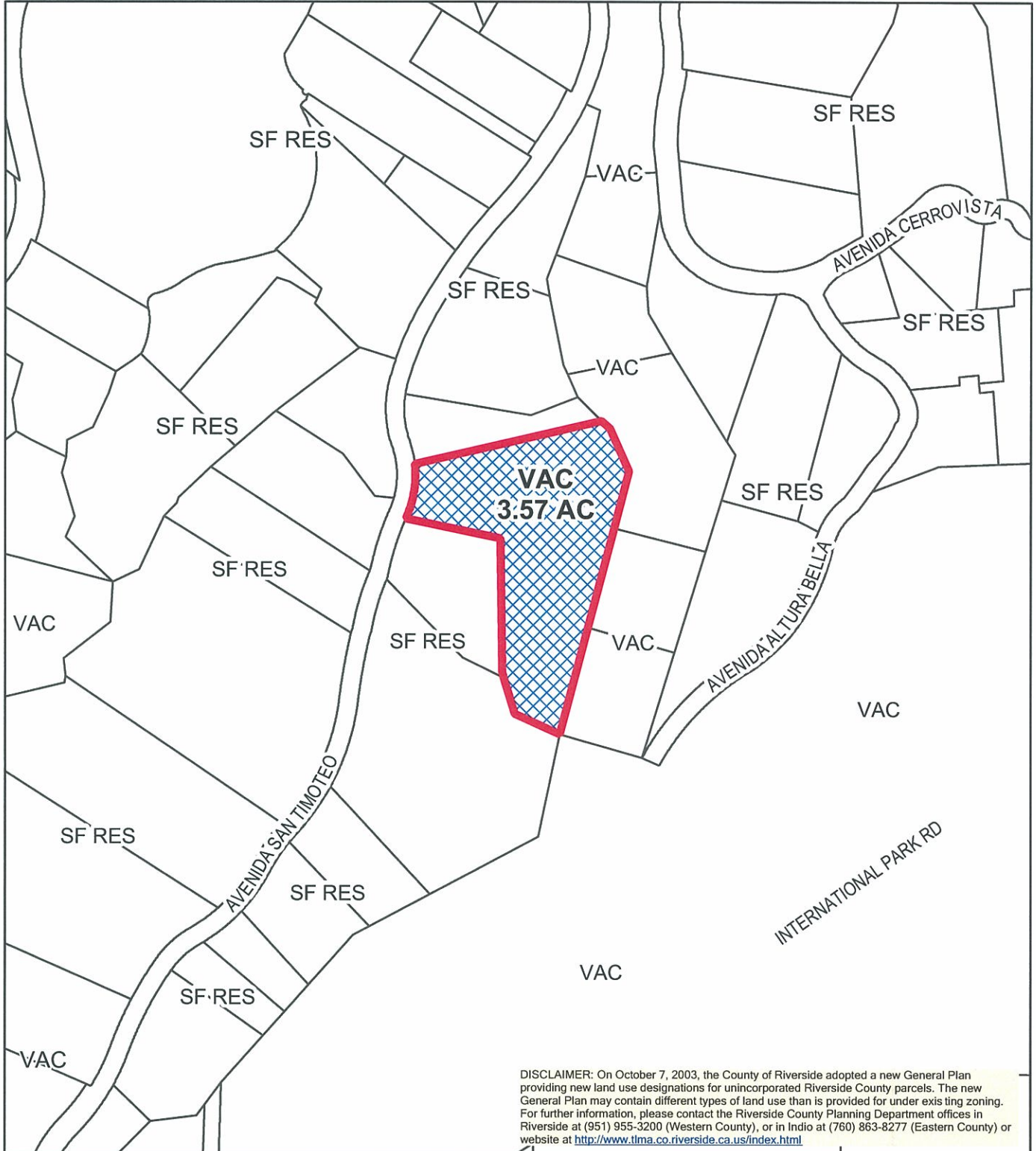
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cherry Valley
Township/Range: T2SR1W
Section: 23



Assessors
Bk. Pg. 401-20
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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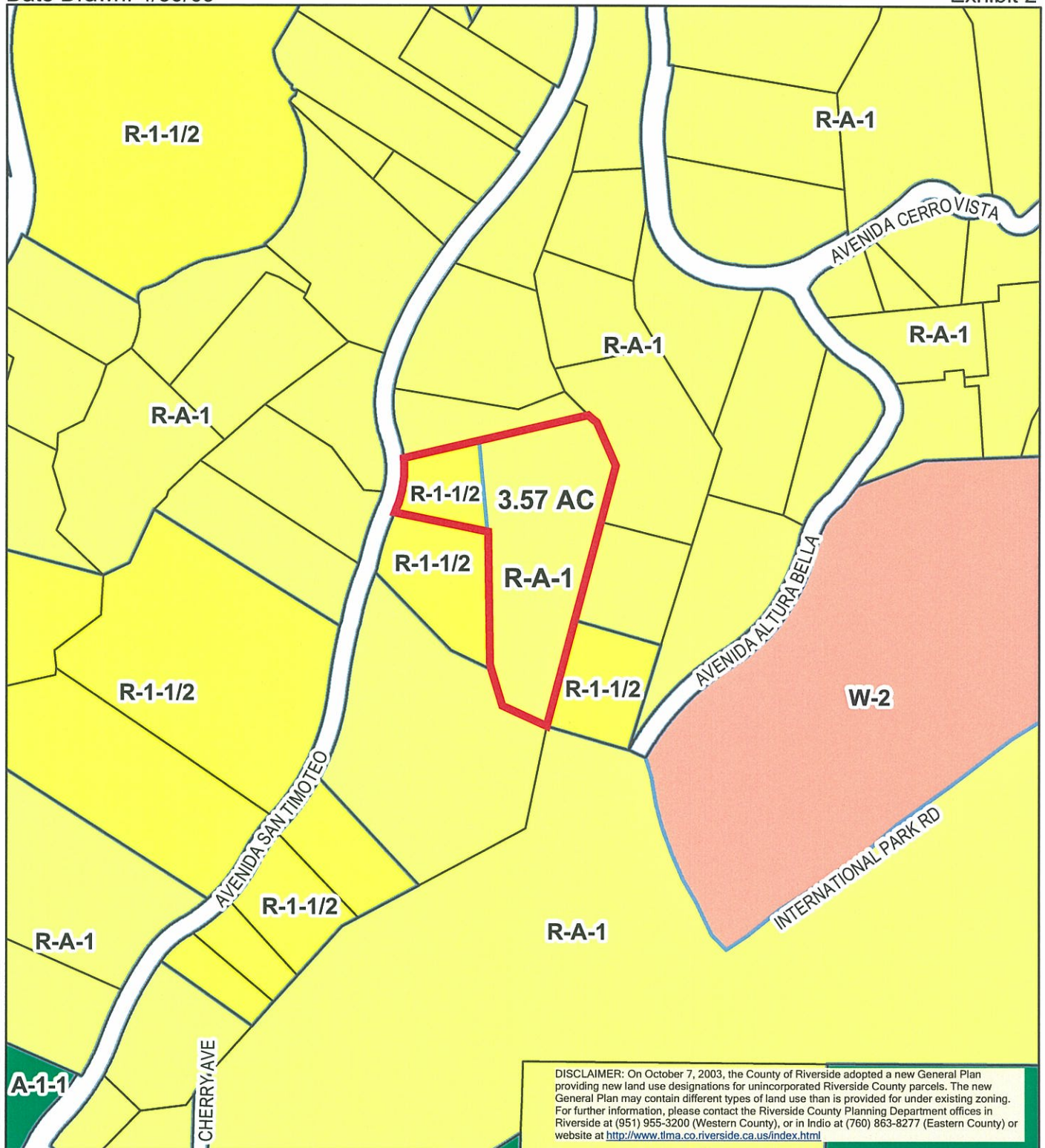


Supervisor: Ashley
District: 5
Date Drawn: 4/30/09

PM33835

EXISTING ZONING

Planner: Christian Hinojosa
Date: 6/15/09
Exhibit 2

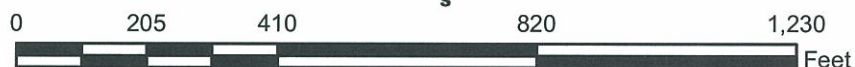


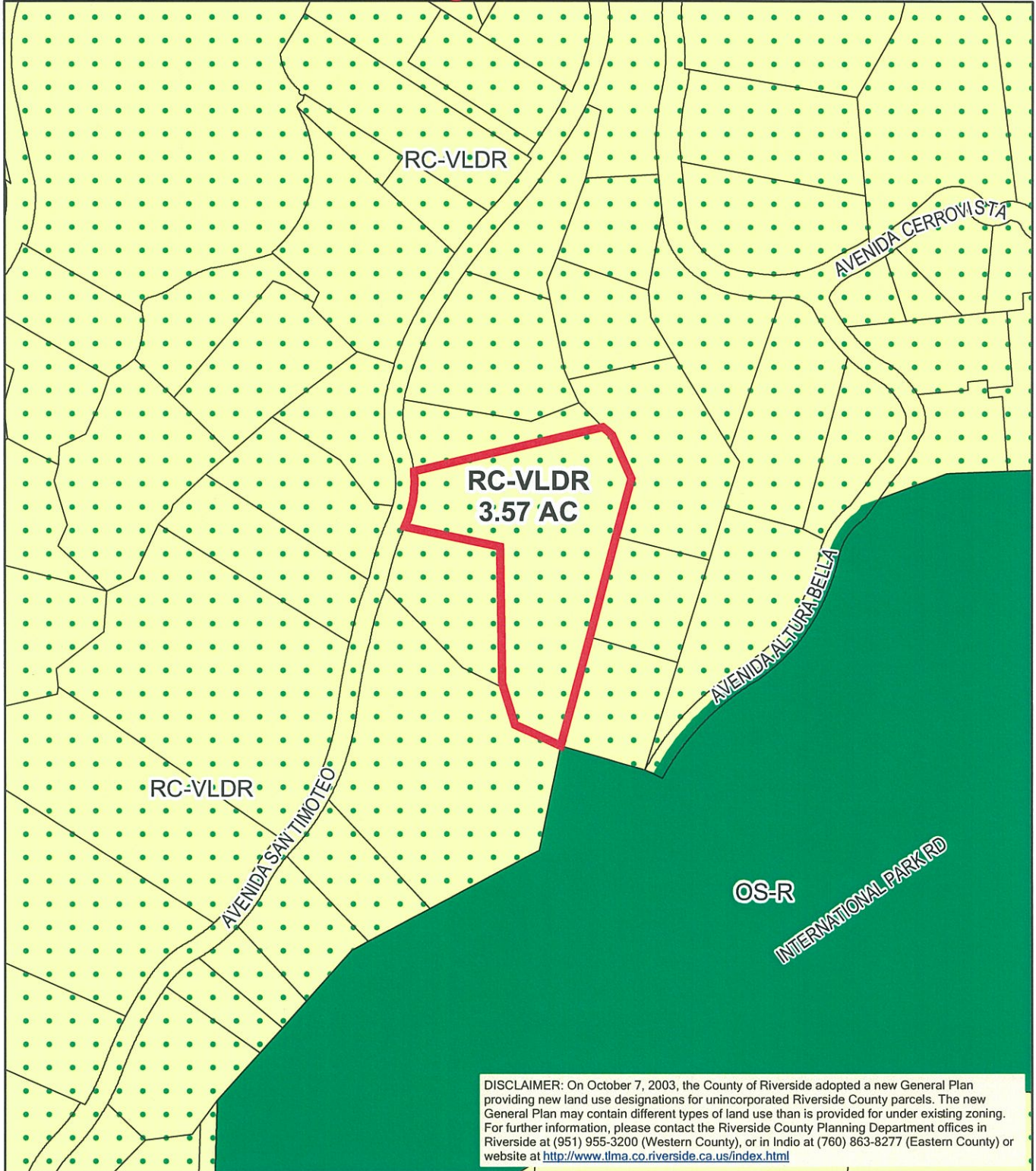
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cherry Valley
Township/Range: T2SR1W
Section: 23



Assessors
Bk. Pg. 401-20
Thomas
Bros. Pg. 685 C3





RIVERSIDE COUNTY PLANNING DEPARTMENT

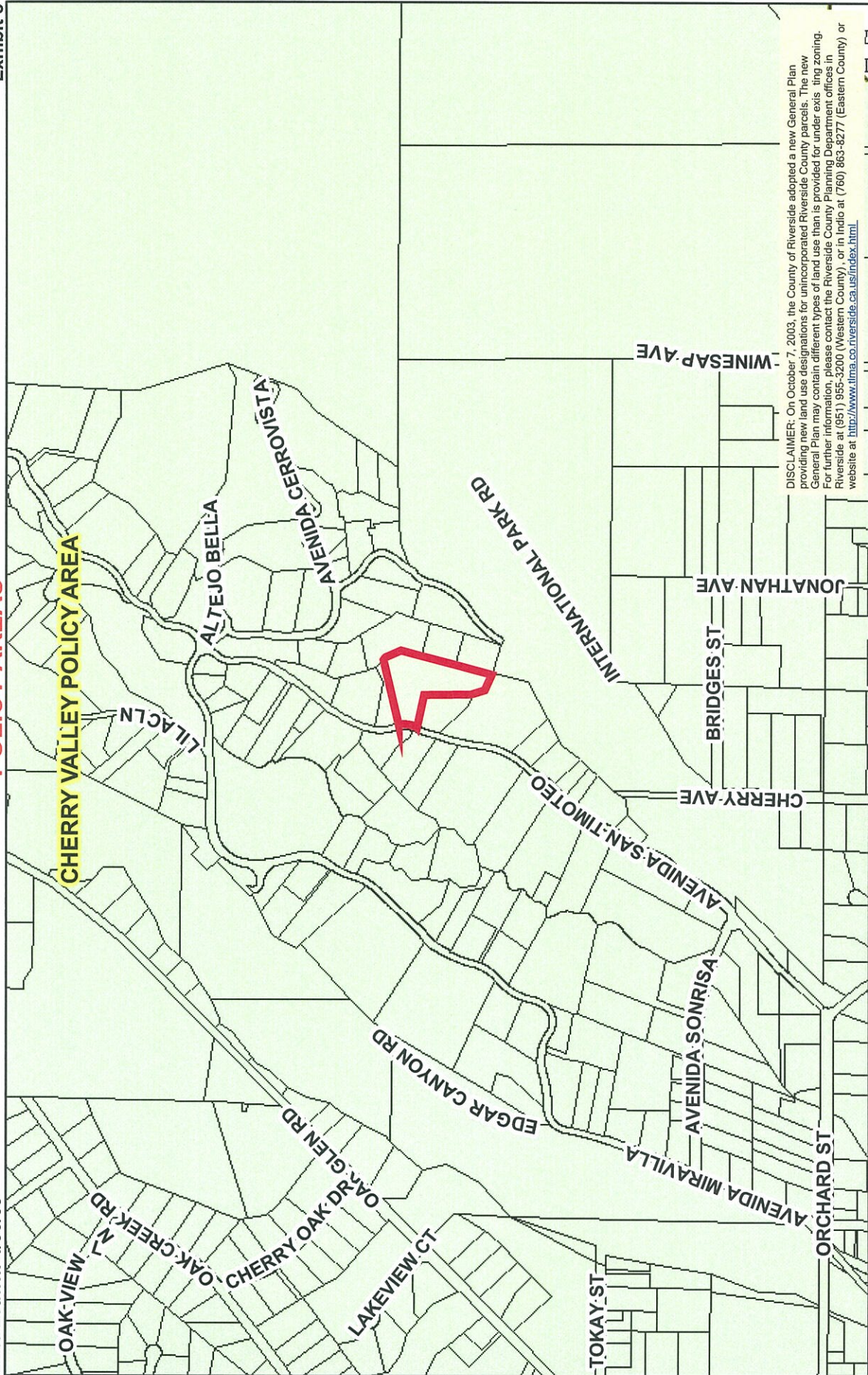
District: Cherry Valley
Township/Range: T2SR1W
Section: 23



Assessors
Bk. Pg. 401-20
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Bros. Pg. 685 C3



POLICY AREAS



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.ltrpa.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cherry Valley
Township/Range: T2SR1W
Section: 23

Assessors
Bk. Pg. 401-20
Thomas
Bros. Pg. 685 C3

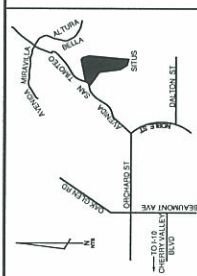
TENTATIVE PARCEL MAP 33835

AMENDMENT NO. 1

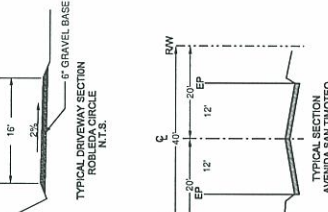
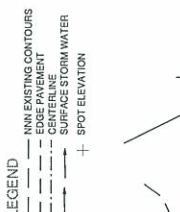
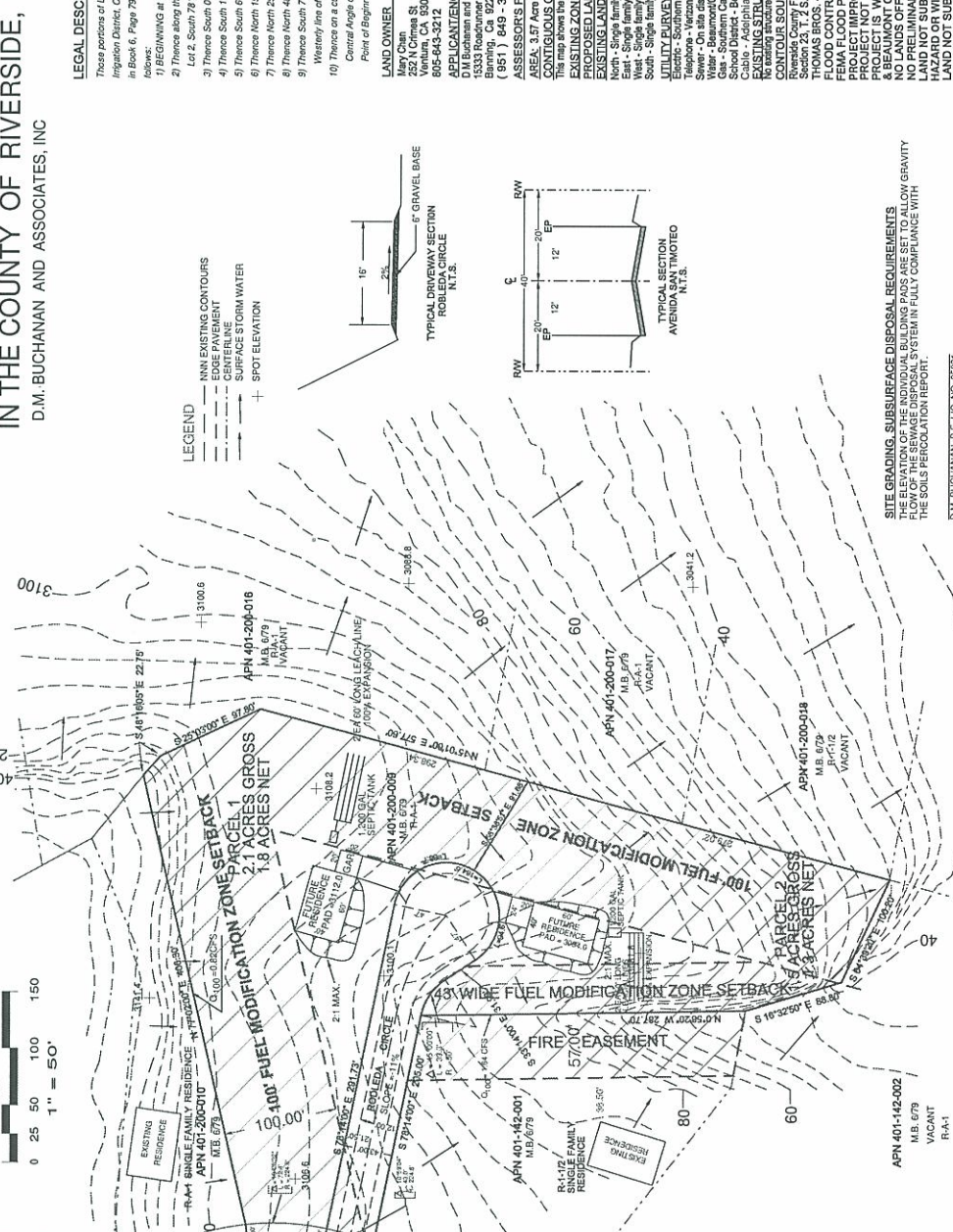
BEING A SUBDIVISION OF PORTION LOT 1 & 2 IN BLOCK 4 OF LA MESA MIRAVILLA IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SBM IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

D.M. BUCHANAN AND ASSOCIATES, INC

JUNE 2006



REF: THOMAS GUIDE PAGE 981, GRID A-2, 2006
VICINITY MAP



SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS
 THE ELEVATION OF THE PROPOSED FINISHED GRADE
 FLOW OF THE SEWAGE DISPOSAL SYSTEM IN FULLY COMPLIANCE WITH
 THE SOILS PERCOLATION REPORT.
 D.M. BUCHANAN, P.E. LIC. NO. 38287

LEGAL DESCRIPTION

Those persons of Lot(s) 1 and 2 in Block 4 of La Mesa Miravilla, in the Bazaar
 Ingleton District, County of Riverside, State of California, as shown on Map on file
 in Book 6, Page 79 of Maps, Records of Riverside County, California, described as
 follows:
 1) BEGINNING at the Southwest corner of said Lot 1; and the Southwesterly line of said
 Lot 2, South 78° 14' East, 205.00 feet;
 2) Thence South 00° 58' 20" East, 287.7 feet;
 3) Thence South 16° 32' 50" East, 88.8 feet;
 4) Thence South 64° 39' 20" East, 100.2 feet to the Southerly corner of said Lot 2;
 5) Thence North 15° 01' East, 577.6 feet along the Easterly line of said Lot 2;
 6) Thence North 48° 16' West, 22.78 feet;
 7) Thence South 77° 10' West, 406.3 feet, more or less to a point on the curved
 Westerly line of said Lot 2;
 8) Thence on a curve concave to the West with a Radius of 224.6 feet and
 Central Angle of 29° 20', a distance of 115.00 feet, more or less to the
 Point of Beginning.

LAND OWNER
 D.M. BUCHANAN AND ASSOCIATES, INC
 222 N. CRIMA ST.
 VENTURA, CA 93001
 805-645-3212
APPLICANT/ENGINEER
 D.M. BUCHANAN AND ASSOCIATES, INC
 1333 ROADWAY RD.
 BIRMINGHAM, CA 92220
 (951) 649-3600

ASSESSOR'S PARCEL NUMBER: 401-200-009
AREA: 3.57 Acre Gross, 3.51 Acre Net
CONTIGUOUS OWNERSHIP:
 The map shows the entire ownership of the applicant.
EXISTING LAND USE: A - Single family residential, 1 acre parcels.
PROPOSED LAND USE: A - Single family residential, 1 acre parcels.
EXISTING LAND USE OF SURROUNDING PROPERTIES:
 North - Single family residences, R-A-1
 East - Single family residences, R-A-1
 South - Single family residences, R-A-1 and R-1-1/2

UTILITY PURVEYORS
 Electric - Southern Calif Edison
 Telephone - Verizon
 Gas - Southern Calif Gas Co.
 Water - Beaumont-Cherry Valley Water Co.
 Sewer - Beaumont-Cherry Valley Water Co.
 Gas - Southern Calif Gas Co.
 Cable - United - Beaumont-United School Dist

EXISTING STRUCTURES
 No existing structures on Parcel
CONTOUR SOURCE
 Topographic Data base map for
 Section 23, T. 2 S., R. 1 W., S. 20
 THOMAS BROS. - Page 681, A - 2, 2006
FLOOD CONTROL ZONE: 5
PROJECT IMPROVEMENT: Schedule "H"
PROJECT NOT WITHIN A SPECIFIC PLAN
PROJECT IS WITHIN A COUNTY SERVICE AREA 27
NO LANDS OFFERED FOR DEDICATION TO PUBLIC OR OTHER USES
NO PRELIMINARY GRADING PROPOSED
LAND NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC
LAND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
NO NEW STRUCTURES WILL BE LESS THAN 28" IN HEIGHT
NO EXISTING WELLS ON THIS PROPERTY OR WITHIN 200 FEET OF BOUNDARY
NO EXISTING WELLS ON THIS PROPERTY OR WITHIN 200 FEET OF BOUNDARY
PRIVATE DRIVE TO BE MAINTAINED BY RESIDENTS

#	DATE	BY	REVISIONS

CASE: PM33835
DATE: 5/8/09
PLANNER: C. Hinojosa

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

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. 33835 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33835, Amended No. 3, dated 5/08/09.

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 for a Schedule H Subdivision of 3.57 Gross (3.51 Net) acres into two residential parcels. Parcel one (1) will be 2.1 Gross (1.8 Net) acres, and Parcel two (2) will be 1.5 Gross (1.3 Net) acres.

The proposed subdivision is located in the Community of Cherry Valley of The Pass Area Plan in Western Riverside County; more specifically, easterly of Avenida San Timoteo and westerly of Avenida Altura Bella.

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 #: PM33835

Parcel: 401-200-009

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 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 #: PM33835

Parcel: 401-200-009

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 #: PM33835

Parcel: 401-200-009

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 MAP-ORDINANCE 871 RECOMMND

Riverside County Ordinance 871 applies to this parcel(s). Any onsite sewage disposal system shall provide at least 50% reduction in nitrogen prior to dispersal into the ground. (An advanced treatment system(s) shall be designed, approved and installed, and an annual operating permit maintained by the Department of Environmental Health).

10.E HEALTH. 2 BEAUMONT/CHERRY VALLEY WATER RECOMMND

All lots are proposing Beaumont / Cherry Valley Water Company potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service for each lot are met with Beaumont / Cherry Valley Water Company, as well as, all other

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

10. GENERAL CONDITIONS

10.E HEALTH. 2 BEAUMONT/CHERRY VALLEY WATER (cont.) RECOMMND
 applicable agencies.

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 at the intersection of Avenida San Timoteo & Rodleda Circle 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 33835 is a proposal to subdivide 3.57 acres into 2 residential parcels with a minimum lot size of 1 acre in the Cherry Valley area. The site is located on the east side of Avenida San Timoteo, approximately 1300 feet south of the intersection with Avenida Miravilla/Altejo Bella.

Our review indicates the site is situated on a ridge top. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 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 Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the 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 resources.

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

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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

10. GENERAL CONDITIONS

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. 10 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the One-Family Dwellings-1/2 Acre Minimum (R-1-1/2) and Residential Agricultural-1 Acre Minimum (R-A-1) zones.

10.PLANNING. 11 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. 13 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division 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. 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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

10. GENERAL CONDITIONS

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

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. 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.

10.PLANNING. 17 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.

10.PLANNING. 18 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - LC LANDSCAPE MAINTENANCE (cont.) RECOMMND

the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

TRANS DEPARTMENT

10.TRANS. 1 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. 2 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. 3 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Avenida San Timoteo due to existing improvements.

10.TRANS. 4 MAP - PREAMBLE 1 RECOMMND

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

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - PREAMBLE 1 (cont.) RECOMMND

of the final map. The improvements are required based on the following findings:

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

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

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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 UWIG-LIGHT PLAN

RECOMMND

Prior to recordation of a final map, either an Environmental Constraint Sheet on individual lots or a lighting plan shall be submitted to the County Planning Department and EPD for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

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 787.3.

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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5 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. 6 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. 7 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 provide written certification from the water company that a standard fire hydrant(6"x4"x2 1/2") exist, at the intersection of Avenida San Timoteo & Rodleda Circle or that financial arrangements have been made to provide hydrant(s)

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

50. PRIOR TO MAP RECORDATION

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

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 1.5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-1/2 and (R-A-1) zones, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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 Beaumont/Cherry Valley 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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

50. PRIOR TO MAP RECORDATION

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 - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way on Avenida San Timoteo along the site frontage shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient right-of-way on Roblenda Circle within the tract boundaries from Avenida San Timoteo to beginning of bulb shall be dedicated for public use to provide for a 43 foot part-width right-of-way (28' on project side and 15' on other side of centerline).

Sufficient right-of-way on Roblenda Circle shall be dedicated for public use to provide for a 48 foot radius cul-de-sac per Standard 800 of Ordinance 461, based on a

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - SUFFICIENT R-O-W (cont.) RECOMMND
56' right-of-way.

50.TRANS. 2 MAP - AGGREGATE/32' GRADED RECOMMND
Roblenda Circle shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 43 foot part-width (28' on project side and 15' on other side) dedicated right-of-way as approved by the Transportation Department.

50.TRANS. 3 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.

50.TRANS. 4 MAP - ACCESS RESTRICTION RECOMMND
Lot access shall be restricted on Avenida San Timoteo and so noted on the final map.

50.TRANS. 5 MAP - IMP PLANS RECOMMND
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 6 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. 7 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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 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.

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 #: PM33835

Parcel: 401-200-009

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) 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.

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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

UWIG COND

RECOMMND

USE - OPEN SPACE/PQP LANDS LANDSCAPING PLANS
60

Prior to grading permit issuance, a final landscaping plan shall be submitted to the Planning Department for final review and approval. The plant pallet shall avoid the list of invasive species identified in the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) as those species are to be avoided adjacent to the MSHCP Conservation Area, Open Space Areas and/or Public/Quasi-Public (PQP) lands. (MSHCP Final in Volume I, Section 6 in Table 6.2 on page 6-44 through 6-64).

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.

PLANNING DEPARTMENT

60.PLANNING. 2

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring during the grubbing and demolition phase of ground disturbances. Should cultural or historical deposits be uncovered during the grubbing and demolition work, archaeological monitoring shall continue until there are no cultural deposits being uncovered. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. A Phase IV archaeological monitoring report shall be submitted to the County Archaeologist.

60.PLANNING. 4 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. Accessory and/or ancillary buildings/structures shall only be permitted through a subsequent review process, and approvals issued by the Departments of Building and Safety, and Planning.

60.PLANNING. 9 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to the area of each parcel identified on the TENTATIVE MAP.

60.PLANNING. 12 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. 19 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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 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

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 USE - RWQCB OK RECOMMND

A clearance letter from the California Regional Water Quality Control Board. Since there are to be "alternative onsite systems" installed on each parcel, a clearence letter shall be obtained prior to permit issuance.

80.E HEALTH. 2 MAP - PERC TEST REQD RECOMMND

An adequate/satisfactory detailed soils percolation testing coducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Indistrial" A preliminary engineering report (perc test) has been submitted indicating the percolation is satisfactory, additional engineering will be needed for a system which qualifies for Ord 871. Also, additional soils info may be needed.

80.E HEALTH. 3 USE - WATER WILL SERVE RECOMMND

A "Will Serve" letter for potable water is required from the appropriate agency providing water service.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 MAP-PRESITE BY EH RECOMMND

A "presite" inspection shall be conducted by EH staff (once a plot plan is submitted) to verify all dimensions, site restrictions etc. have been satisfactorally addressed.

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.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Beaumont Unified 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.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The owner/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE-ALT SYSTEM DEED RECORD INEFFECT

The existance of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 2 USE-RENEWABLE OPERATING PERMIT INEFFECT

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

90.E HEALTH. 3 USE-QUALIFIED SERVICE PROVIDER INEFFECT

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ INEFFECT

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5 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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 5 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 Beaumont/Cherry Valley Recreation and Park District.

90.PLANNING. 6 MAP - LC LNDSCPE INSPECT DEPOS RECOMMND

Prior to issuance of building permits, the owner/permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

90.PLANNING. 7 MAP - LC LNDSCP/IRRIG INSTALL RECOMMND

The owner/permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

06/15/09
09:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PARCEL MAP Parcel Map #: PM33835

Parcel: 401-200-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8

MAP - LC COMP W/ LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTAL." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

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.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: April 16, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plnchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Department
Riv. Waste Management Dpt.
Beaumont-Cherry Valley Recreation & Parks Dist.
CSA 27 c/o EDA

EDA
Supervisor Ashley
Commissioner Zuppardo
Beaumont Unified School Dist.
SGPWA
SCE
Southern California Gas
Verizon
Adelphia
Caltrans Dist. #8
Santa Ana WQCB
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept. of Fish & Game
U.S. Fish & Wildlife Service

TENTATIVE PARCEL MAP NO. 33835 - EA40978 – Applicant: Max Buchanan – Engineer/Representative: DM Buchanan and Associates Inc. – Fifth Supervisorial District –The Pass Area Plan -Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Dutton Street, southerly of Avenida Miravella, easterly of Avenida San Timoteo – 3.57 gross acres – Zoning: Rural Agriculture 1 Acre Minimum (R-A-1) and One Family Dwellings ½ Acre Minimum (R-1-1/2) – **REQUEST:** Proposal for a Schedule H subdivision of 3.57 gross acres into two (2) parcels with a minimum lot size of 1 acre. – APN: 401-200-009.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 10, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Josias Gonzalez**, Project Planner, at (951) 955-3626 or email at josgonza@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.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 27, 2007

Josias Gonzalez, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 33835
Proposal: Subdivide 3.57 acres into 2 parcels.
APN: 401-200-009

Dear Mr. Gonzalez:

The Riverside County Waste Management Department has reviewed the proposed project located north of Dutton Street and south of Avenida Miravella, in The Pass Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and 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) 486-3351.

Sincerely,

Ryan Ross, Planner

PD#46120 v31

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 33835 – CEQA Exempt – Applicant: Max Buchanan – Engineer / Representative: Verizon Engineering – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Easterly of Avenida San Timoteo and westerly of Avenida Altura Bella. – 3.57 Gross Acres – Zoning: One Family Dwellings – ½ Acre Minimum (R-1-1/2) and Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** The tentative parcel map is a Schedule H subdivision of 3.57 gross (3.51 Net) acres into two residential parcels. Parcel one (1) will be 2.1 Gross (1.8 Net) acres, and Parcel two (2) will be 1.5 Gross (1.3 Net) acres – APN: 401-200-009. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: June 15, 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 Christian Hinojosa, at 951-955-2419 or e-mail chinojos@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.

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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

PM33835

APN's 401-200-009

I, Mickey Zolezio, certify that on
(Print Name)

1/26/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

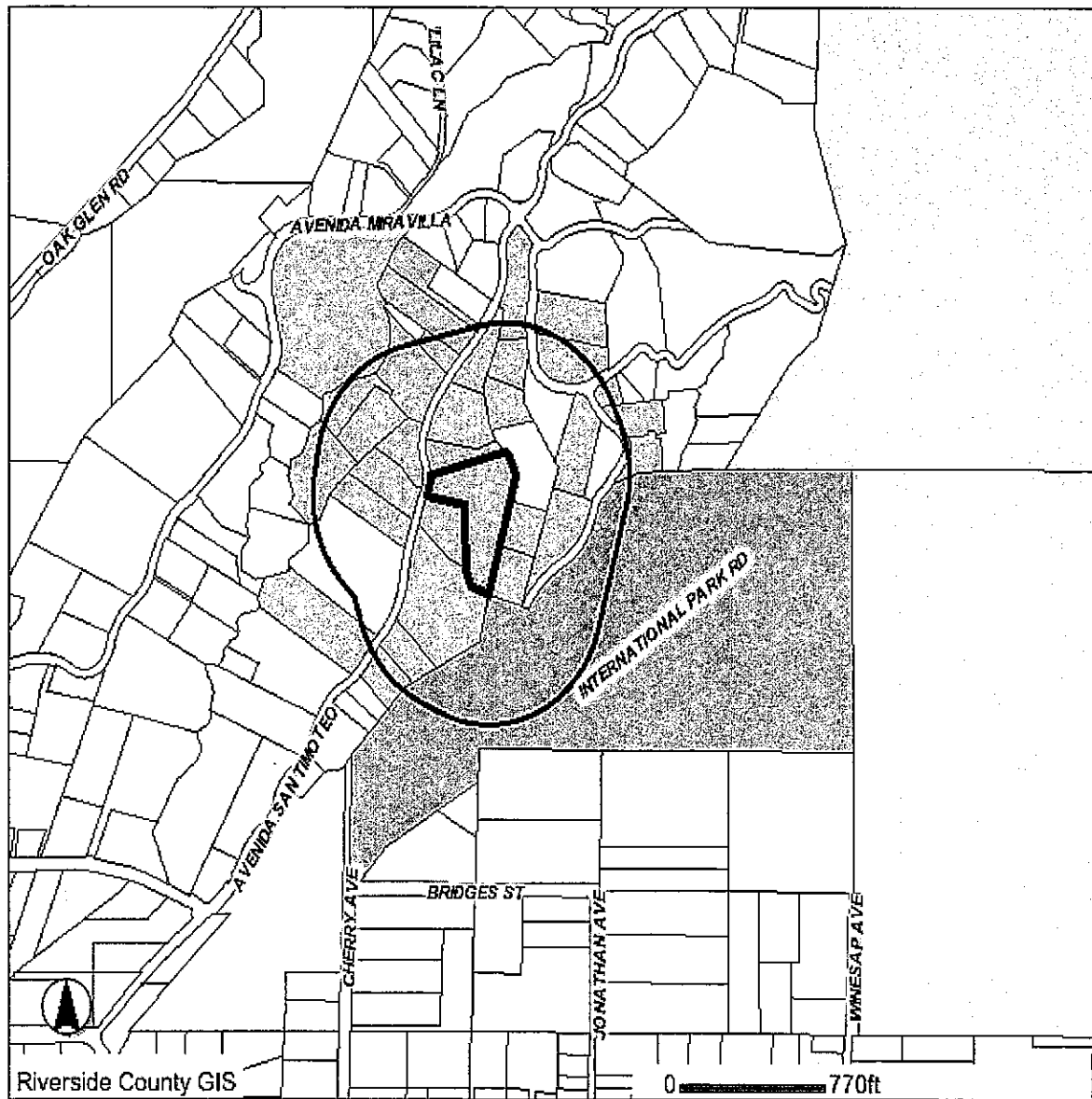
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

*Checked by
[Signature]
APR 26, 2009*

PM33835



Selected parcel(s):

- 401-090-014 401-141-001 401-141-018 401-141-020 401-141-028 401-141-029 401-141-033
- 401-141-034 401-142-001 401-142-002 401-142-003 401-142-004 401-200-007 401-200-009
- 401-200-010 401-200-011 401-200-012 401-200-013 401-200-014 401-200-015 401-200-017
- 401-200-018 401-200-020 401-200-022 401-200-034 401-200-044 401-200-045 401-200-047
- 401-200-048 401-200-049 401-200-051 401-200-055 401-210-010

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/26/2009



APN: 401090014 ASMT: 401090014
WILSON INV II LLC
2368 TORRANCE BLV STE 200
TORRANCE CA 90501

APN: 401141001 ASMT: 401141001
PAUL E VACCARELLO
ROSALIND S VACCARELLO
9475 AVENIDA SAN TIMOTE
BEAUMONT CA. 92223

APN: 401141018 ASMT: 401141018
BELLA VISTA FARM
C/O JIM AVAKIAN
9101 W SAHARA AVE NO 105
LAS VEGAS NV 89117

APN: 401141020 ASMT: 401141020
CLARA EVELYN COVINGTON
9509 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401141028 ASMT: 401141028
STANLEY W RIDDELL
ARLENE E RIDDELL
9601 AVD SAN TOMOTEO
BEAUMONT CA. 92223

APN: 401141029 ASMT: 401141029
RONALD E PARTAIN
BEVERLY J PARTAIN
9453 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401141033 ASMT: 401141033
STEVEN D HARRISON
DORIS I HARRISON
9585 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401141034 ASMT: 401141034
STEPHEN L JOHNSON
CATHERINE L JOHNSON
9485 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401142001 ASMT: 401142001
RUSSELL HENDERSON
9512 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401142002 ASMT: 401142002
KENNETH G BROWN
BILLIE JEAN BROWN
9578 AVE SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401142003 ASMT: 401142003
DONALD SLATER
9612 AVENIDA SAN TIMOTEO
CHERRY VALLEY CA 92223

APN: 401142004 ASMT: 401142004
MARY HAZEL CROWL
9656 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200007 ASMT: 401200007
MORRIS BRICKLEY
DIANA BRICKLEY
9359 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200009 ASMT: 401200009
MARY K CHAN
252 N CRIMEA ST
VENTURA CA 93001



APN: 401200010 ASMT: 401200010
EDWARD J MARTIN
9476 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200011 ASMT: 401200011
DONNA C FISCHBACH
D C FISCHBACH
P O BOX AG
BANNING CA 92223

APN: 401200012 ASMT: 401200012
ROBERT S KNIGHTON
LOUISE T KNIGHTON
9388 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200013 ASMT: 401200013
FREIDA CAPELINO
P O BOX 3307
BEAUMONT CA 92223

APN: 401200014 ASMT: 401200014
JOSEPH L AVAKIAN
BETTY A AVAKIAN
9405 AVE ALTURA BELLA
BEAUMONT CA 92223

APN: 401200015 ASMT: 401200015
FREIDA CAPELLINO
2120 TRAYNOR AVE
PLACENTIA CA 92870

APN: 401200017 ASMT: 401200017
THOMAS E LITKA
HOLLY A LITKA
39002 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

APN: 401200018 ASMT: 401200018
LITKA T E & H A LIVING TRUST
C/O HOLLY ANN LITKA
39002 CHERRY VALLEY BLV
BEAUMONT CA 92223

APN: 401200020 ASMT: 401200020
DOUGLAS KURT CRIBBS
VALERIE SANDERS CRIBBS
9456 AVENIDA ALTURA BEL
BEAUMONT CA. 92223

APN: 401200022 ASMT: 401200022
MONICA N HARTWELL
1653 HENRIETTA ST
REDLANDS CA 92373

APN: 401200034 ASMT: 401200034
SHELLEY GRIMES
C/O SHELDEEN MARY GRIMES
9381 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200044 ASMT: 401200044
CHRISTOPHER ORTELL
LORI ORTELL
9427 AVENIDA ALTURA BELLA
CHERRY VALLEY CA 92223

APN: 401200045 ASMT: 401200045
CHARLIE GARCIA
9599 AVE ALTURA BELLA
CHERRY VALLEY CA 92223

APN: 401200047 ASMT: 401200047
MICHELLE REZENDES
TIMOTHY J REZENDES
9396 AVE ALTURA BELLA
BEAUMONT CA. 92223



APN: 401200048 ASMT: 401200048
PAUL M HERZIG
LINDA H HERZIG
P O BOX 2062
BEAUMONT CA 92223

APN: 401200049 ASMT: 401200049
R D PICKETT
MARGARET ANNE PICKETT
9403 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200051 ASMT: 401200051
WENDY W WEIGLE
MARY LEE LYTLE
9339 AVD SAN TIMOTEO
BEAUMONT CA. 92223

APN: 401200055 ASMT: 401200055
BRYAN WARREN
9436 ALTURA BELLA
CHERRY VALLEY CA 92223

APN: 401210010 ASMT: 401210010
BEAUMONT CHERRY VALLEY WATER DIST
P O BOX 2037
BEAUMONT CA 92223

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd..
Carlsbad, CA 92011

ATTN: Connie Day, Sup., CEQA
Office of Planning & Rules,
South Coast Air Quality Mngmt Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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

San Gorgonio Pass Water Agency
1210 Beaumont Ave.
P.O. Box 520
Beaumont, CA 92223

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

APPLICANT:
MAX BUCHANAN
1533 ROADRUNNER TR.
BANNING, CA 92220

ENGINEER:
VERIZON ENGINEERING
1980 ORANGE TREE LN., RM #100
REDLANDS, CA 92374

OWNER:
MARY K CHAN
252 NORTH CRIMEA ST
VENTURA, CA 93001

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.: Tentative Parcel Map No. 33835

Project Location: The proposed subdivision is located in the Community of Cherry Valley of The Pass Area Plan in Western Riverside County; more specifically, easterly of Avenida San Timoteo and westerly of Avenida Altura Bella.

Project Description: Tentative Parcel Map No. 33835 is a Schedule H Subdivision of 3.57 Gross (3.51 Net) acres into two residential parcels. Parcel one (1) will be 2.1 Gross (1.8 Net) acres, and Parcel two (2) will be 1.5 Gross (1.3 Net) acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Max Buchanan

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 proposed subdivision is subject to the California Environmental Quality Act Section No. 15315, Minor Land Divisions. This section states "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 exceptions are required, all services and access to the proposed parcels to standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent."

The proposed residential subdivision is in conformance with the General Plan and zoning, does not require a variance, all services and access are available, was not involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent.

Christian Hinojosa 951-955-0972
County Contact Person Phone Number

[Signature] Project Planner May 7, 2009
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I0604409

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

Received from: BUCHANAN D M "MAX" \$64.00
paid by: CK 1188 & 1583
CFG FOR EA40978 (PM33835)
paid towards: CFG04379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jul 27, 2006 14:18
KHAFLIGE posting date Jul 27, 2006

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

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