

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

122 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 12, 2009

SUBJECT: CHANGE OF ZONE NO. 7453, TENTATIVE PARCEL MAP NO. 33278 – CEQA EXEMPT – Applicant: Bruce Linsley – Engineer/ Representative: Megaland Engineering & Associates - First Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 acre minimum) Santa Rosa Plateau/De Luz Policy Area – Location: Northwesterly of De Luz Road and Northeasterly of Buena Loma Road – 10.33 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** - The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture- 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule H subdivision of 10.33 gross acres into two (2) residential lots with a minimum lot size of (five) 5 acres. - APN(s): 933-300-001.

RECOMMENDED MOTION:

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

APPROVAL of **CHANGE OF ZONE No. 7453**, to change the zoning classification for the subject parcel from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5), subject to Ordinance Adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33278**, 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
[Handwritten initials]

REVIEWED BY EXECUTIVE OFFICE

DATE 11/23/09
Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

[Faint handwritten notes]

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 4.1: CHANGE OF ZONE NO. 7453 / TENTATIVE PARCEL MAP NO. 33278 – CEQA Exempt – Applicant: Bruce Linsley – Engineer/ Representative: Megaland Engineering & Associates - First Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Santa Rosa Plateau/De Luz Policy Area – Location: Northwesterly of De Luz Road and Northeasterly of Buena Loma Road – 10.33 Gross Acres - Zoning: Rural Residential (R-R) - APN(s): 933-300-001. (Legislative)

II. PROJECT DESCRIPTION

The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture- 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule H subdivision of 10.33 gross acres into two (2) residential lots with a minimum lot size of (five) 5 acres.

III. MEETING SUMMARY

Subject proposal did not require a presentation.

Project Planner, Matt Straite, at 951-955-8631 or e-mail mstraite@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7453**, to change the zoning classification for the subject parcel from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5),

APPROVAL of **TENTATIVE PARCEL MAP NO. 33278**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: August 19, 2009

CHANGE OF ZONE No. 7453
TENTATIVE PARCEL MAP No. 33278
Applicant: Bruce Linsley
Engineer/Rep.: Megaland Engineering &
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

EPD CONSTRAINED AREA UPDATE:

During the August 19th Planning Commission Hearing Commissioner Roth requested that a Condition of Approval be added to the project that would require fencing surrounding an area on the map that Environmental Programs Department (EPD) indicated as a constrained area. The following condition was created after the Planning Commission hearing-

60.PLANNING.19 FENCING REQUIRED

Prior to grading on the site, permanent fencing shall be required surrounding the environmentally constrained area as indicated on the tentative map.

The applicant and staff subsequently met with Mr. Jared Bond in EPD who indicated that while the area is constrained on the map, it is intended to be constrained from grading only and was not intended to have permanently restricted access. EPD had previously added fencing conditions but only temporary fencing for grading purposes only. Mr. Bond has composed a letter indicating the position of his department, the letter is attached to this addendum.

In preparation for a Board hearing the condition was removed.

Dear Commissioner Roth,

After speaking with applicant Bruce Lindsley and with County Planner Matt Straite it came to my attention that there were some concerns regarding the Riparian/Riverine feature located on proposed Parcel Map 33278, which was discussed at Planning Commission on 08/19/09. I believe that you were concerned with potential impacts to the feature and recommended that the Riparian/Riverine feature be fenced in addition to the existing avoidance measures. Based on EPD's review the feature does meet the definition of Riparian/Riverine as defined in Section 6.1.2 of the MSHCP thus avoidance measures are required. The proposed Parcel Map has been required to avoid and map the approximately 0.86 acre feature on all exhibits and is required to prepare an Environmental Constraint Sheet (ESC) to insure that this information is recorded and conveyed. In addition EPD has required Best Management Practices (BMP) be installed, which included silt fencing, prior to any grading activity and that a qualified biologist be on-site for all required grading. Recordation of the required ECS will also allow for enforcement and remediation of the feature if the area is disturbed in the future. Prior to issuance of a building permit the biologist must also prepare and submit a report for EPD review and approval detailing the results of the grading activity.

Based on EPD's review the feature enters the northern boundary of the site as an upland swale supporting a sandy bottom and minimal amount of riparian vegetation. The feature ultimately exits the site as sheet flow and conveys water over De Luz Road and into De Luz Creek. The feature is not directly connected to De Luz Creek to the south via culvert or direct connectivity but does convey sheet flow. This feature does quality as Riparian/Riverine but lacks robust functions and values due to the lack of mature riparian vegetation and the ephemeral nature of the drainage. Avoidance and minimization of impacts to Riparian/Riverine features are based on the overall functions and values of the feature. Features that have superior functions and values, like De Luz or Sandia creek, will require additional avoidance and minimization measures like permanent fencing and/or conservation easements in order to insure that impacts do not occur. Based on the size of the feature, the functions and values, and size of the project EPD believes that the avoidance measures and existing conditions are adequate to insure the level protection of required for this Riparian/Riverine feature. If you need any further details or information please contact me directly. Thank you.

Agenda Item No.: 4.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: August 19, 2009

CHANGE OF ZONE No. 7453
TENTATIVE PARCEL MAP No. 33278
Applicant: Bruce Linsley
Engineer/Rep.: Megaland Engineering & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE No. 7453 proposes to change the zoning at the proposed project site from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP No. 33278 proposes a Schedule H subdivision of 10.33 gross acres into two (2) parcels with a minimum five (5) acre lot size.

The project is located in the Southwest Area Plan, more specifically it is northwesterly of De Luz Road and northeasterly of Buena Loma Road.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 Acre Minimum) |
| 2. Proposed Zoning (Ex. #2): | Residential Agricultural- 5 Acre Minimum (R-A-5) |
| 3. Surrounding Zoning (Ex. #2): | Residential Agricultural- 20 Acre Minimum (R-A-20) to the south, Rural Residential (R-R) to the east and west, Rural Residential (R-R) and Light Agricultural- 10 Acre Minimum (A-1-10) to the north |
| 4. Existing Land Use (Ex. #1): | Vacant |
| 5. Surrounding Land Use (Ex. #1): | Vacant land and groves to the north, south, east and west |
| 6. Project Data: | Total Acreage: 10.33 gross acres
Total Proposed Lots: Two (2)
Proposed Min. Lot Size: Five (5) acres
Schedule: H |
| 7. Environmental Concerns: | Exempt per CEQA guidelines section 15061(3) |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7453**, to change the zoning classification for the subject parcel from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5),

APPROVAL of **TENTATIVE PARCEL MAP NO. 33278**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVED

*add zoning & storage
COA'S.*

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) (10 acre minimum) Land Use Designation via the Santa Rosa Plateau/ De Luz Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural- 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is 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 is designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed residential parcels with a minimum of five (5) acres, is permitted in the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) designation per the Santa Rosa Plateau/ De Luz Policy that allows for five (5) acre minimum parcels.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R). The project proposes to change the zoning classification to Residential Agricultural- 5 Acre Minimum (R-A-5).
5. The proposed residential subdivision is consistent with the development standards set forth in the proposed Residential Agricultural- 5 Acre Minimum (R-A-5) zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural- 20 Acre Minimum (R-A-20) to the south, Rural Residential (R-R) to the east and west, Rural Residential (R-R) and Light Agricultural- 10 Acre Minimum (A-1-10) to the north.
7. The project is surrounded by vacant land to the north, south, east and west.

8. This project is located within Criteria Cell No. 7420 of the Multi-Species Habitat Conservation Plan. The project has completed the HANS process (case number HANS1607) and as such has been designated as 100% developable. This project fulfills those requirements.
9. The project is exempt from CEQA per section 15061 (3).

INFORMATIONAL ITEMS:

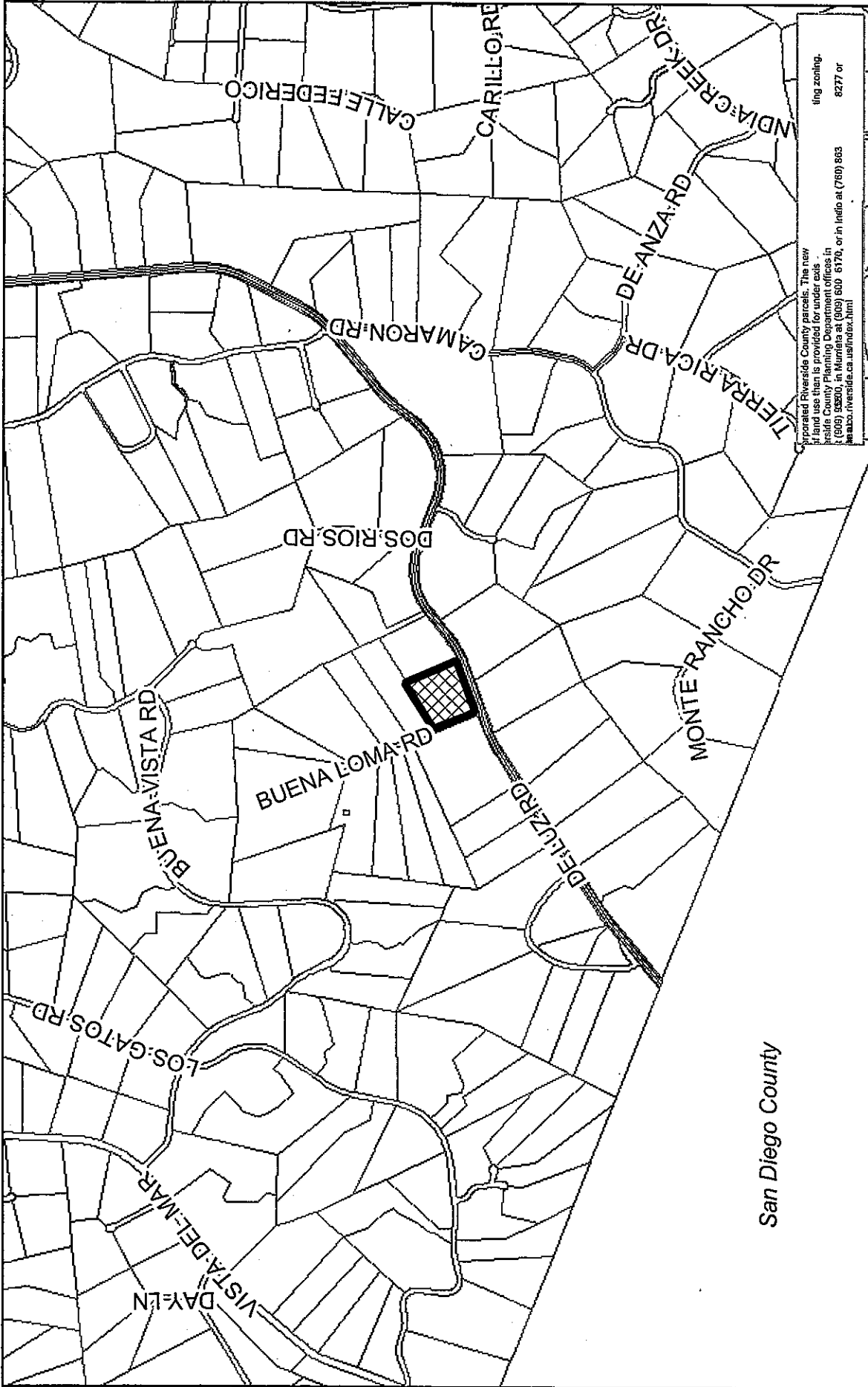
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Agricultural Preserve;
 - c. A County Service Area;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The Santa Rosa Plateau/De Luz Policy Area;
 - b. The boundaries of the Murrieta Valley Unified School District; and,
 - c. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number: 933-300-001.

Supervisor Buster
District 1
Date Drawn: 6/3/08

CZ07453 PM33278

Planner: Nicole Berumen
Date: 7/23/08
VICINITY MAP

VICINITY MAP

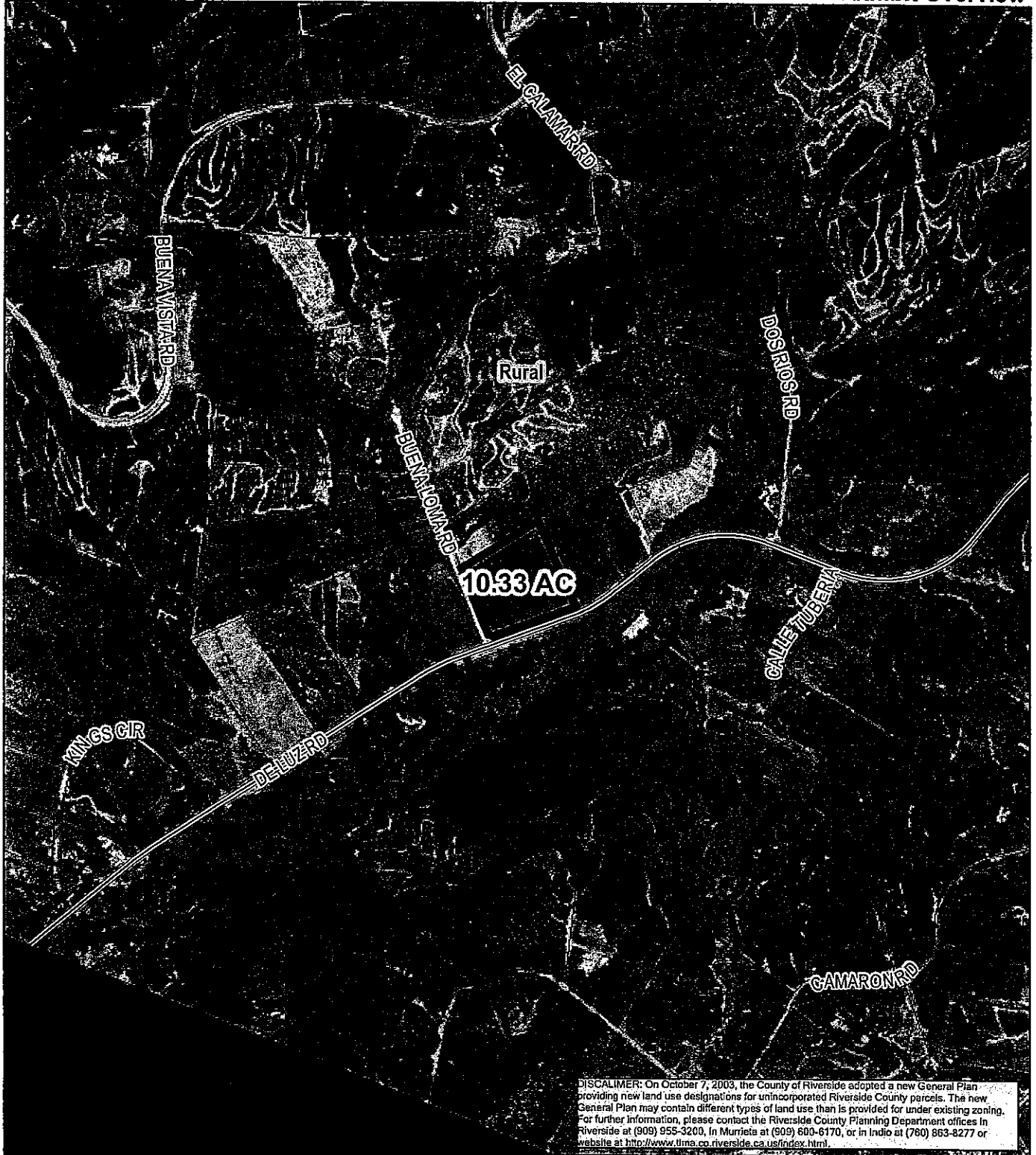


Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 933-30
Thomas
Bros. Pg. 977 C4





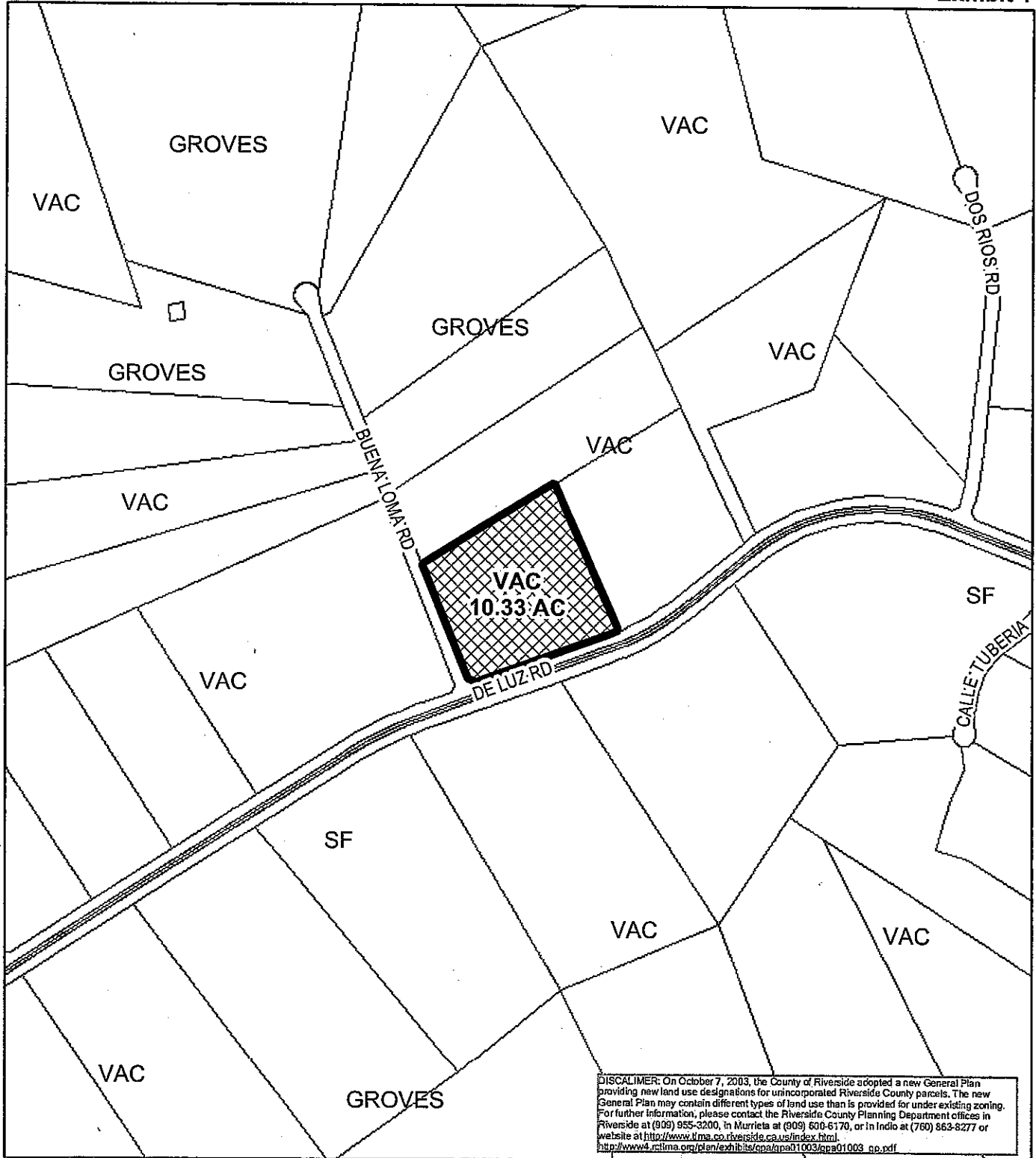
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 603-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>

Area
Plan: Rancho California
Township/Range: T8SR4W
Section: 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 933-30
Thomas
Bros. Pg. 977 C4

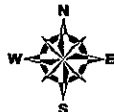




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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T8SR4W
Section: 23



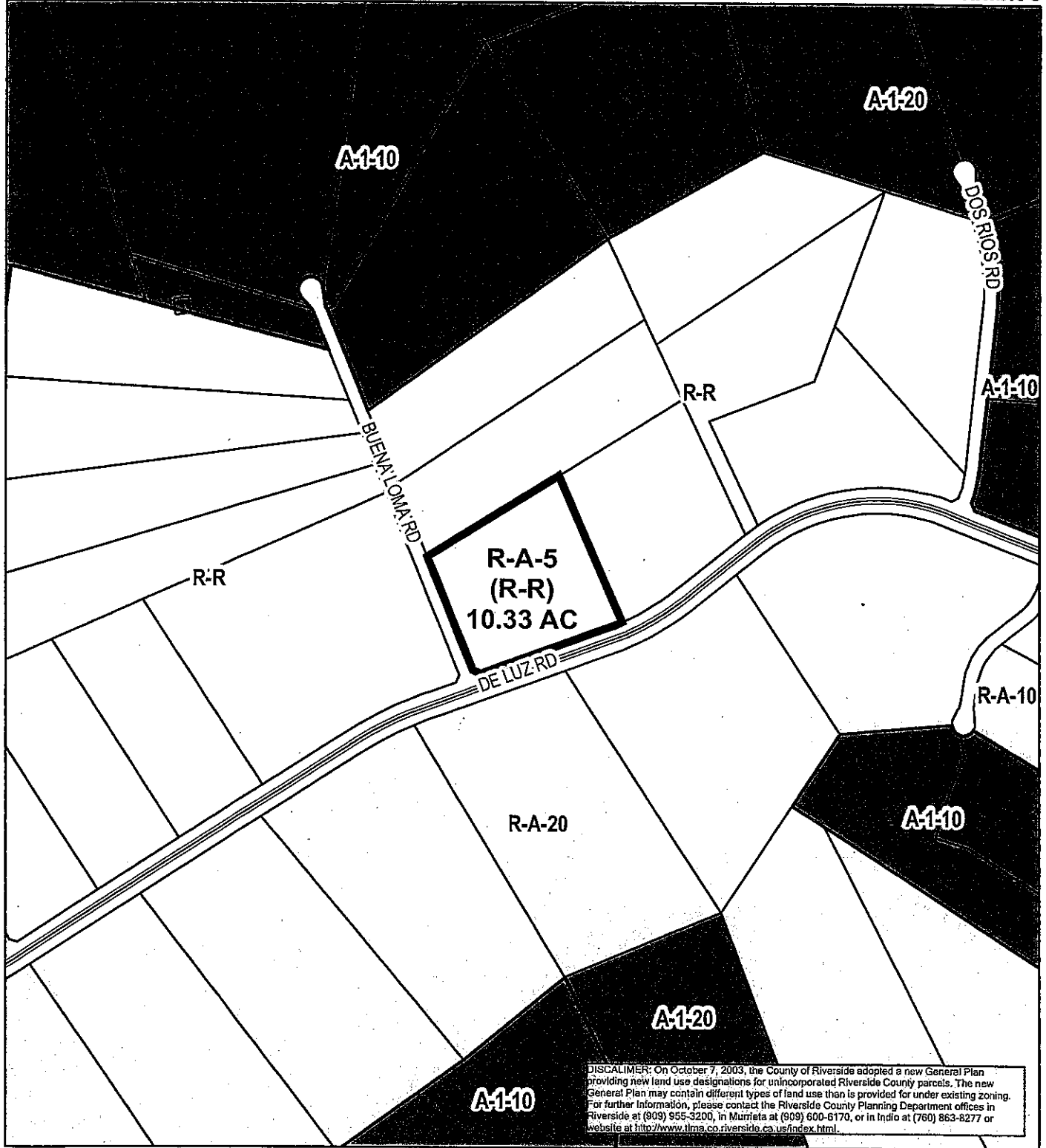
Assessors
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Thomas
Bros. Pg. 977 C4



Supervisor Buster
District 1
Date Drawn: 6/3/08

CZ07453 PM33278
PROPOSED ZONING

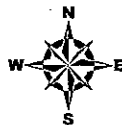
Planner: Nicole Berumen
Date: 7/23/08
Exhibit 3



Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 933-30
Thomas
Bros. Pg. 977 C4

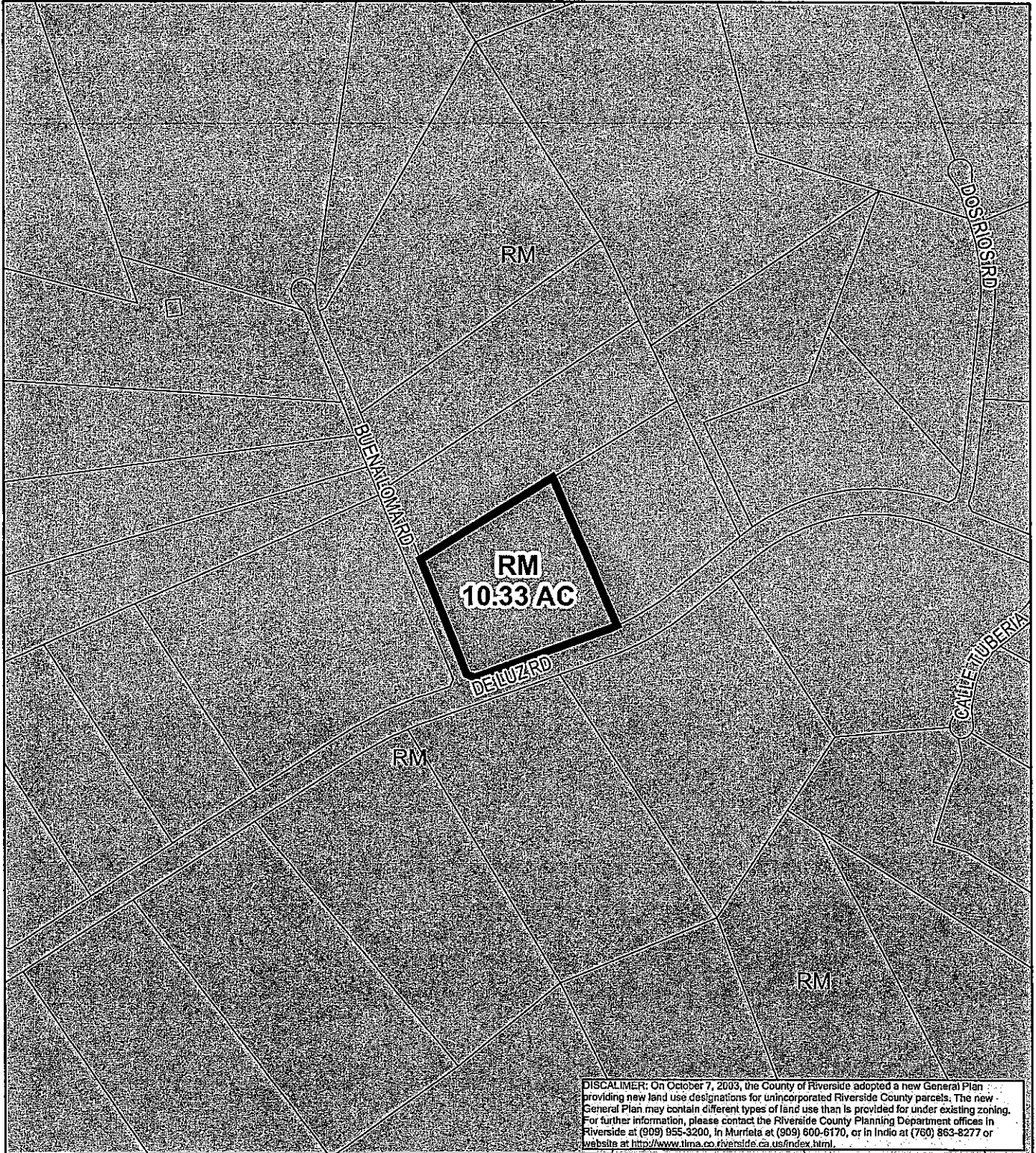


Supervisor Buster
District 1
Date Drawn: 6/3/08

CZ07453 PM33278

Existing General Plan

Planner: Nicole Berumen
Date: 7/23/08
Exhibit 5



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Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

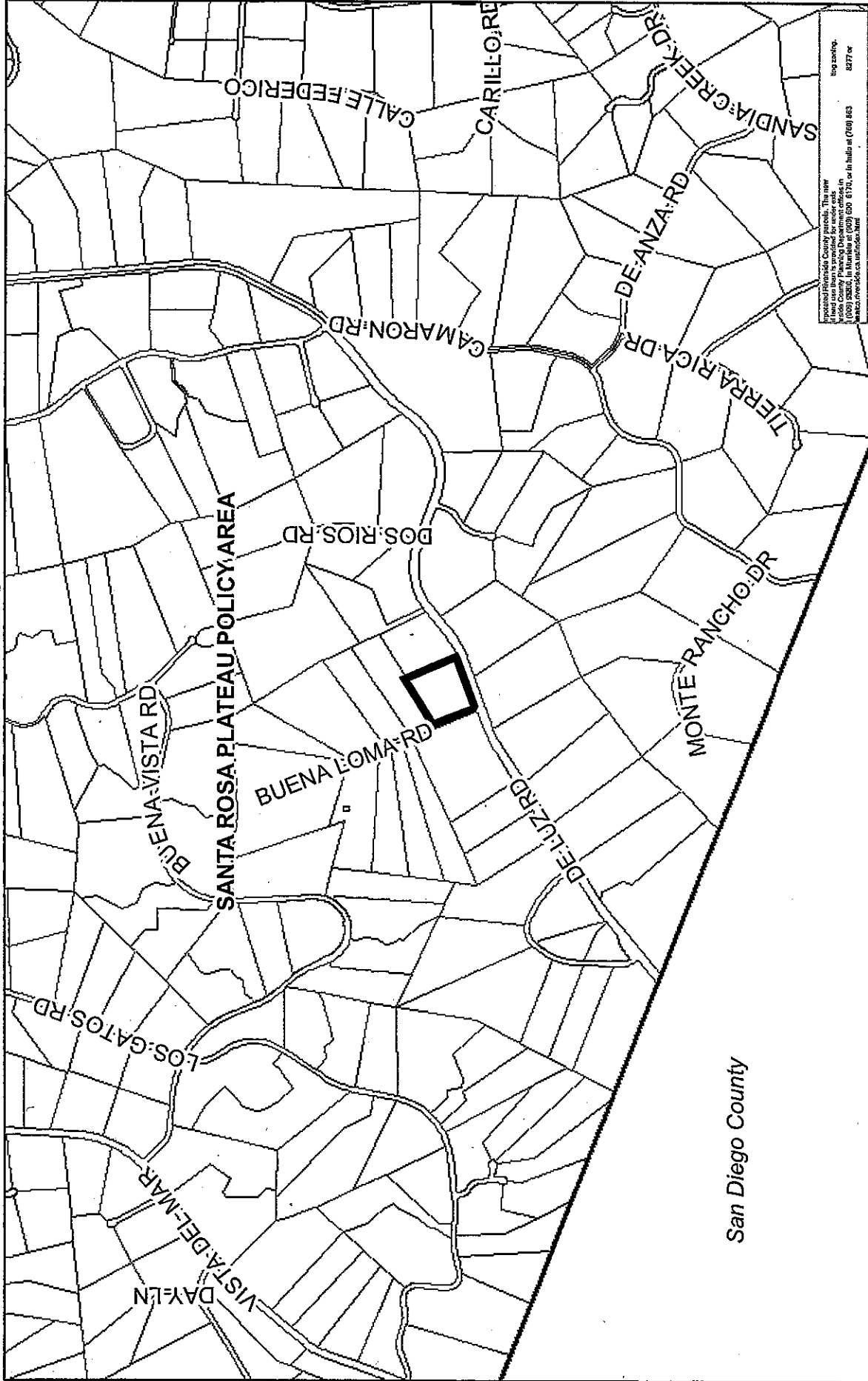
Assessors
Bk.Pg. 933-30
Thomas
Bros. Pg. 977 C4



Supervisor Buster
District 1
Date Drawn: 6/3/08

CZ07453 PM33278
POLICY AREAS

Planner: Nicole Berumen
Date: 7/23/08
Exhibit 8



Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 933-30
Thomas
Bros. Pg. 977 C4



07/07/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

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. 33278 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33278, Amended No. 2, dated 5/15/08.

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 to Schedule H subdivision of 10.33 gross acres into two (2) parcels with a minimum lot size of five (5) gross acres.

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.

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

f. CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

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.

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.

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

10. GENERAL CONDITIONS

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.

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.

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

10. GENERAL CONDITIONS

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. 2 MAP - SSD DEPTH & GRADING

RECOMMND

When grading is required, the soils engineer must assume theoretical cuts, fills, compaction, etc., and perform the tests and borings at the necessary subsurface sewage depths.

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 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 the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#13-HYDRANT SPACING (cont.) RECOMMND

duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

This is a proposal to subdivide 10.33 acres into 2 lots with a minimum lot size of 5 acres in Rancho California area. The site is located northeasterly of Buena Loma Road, and northwesterly of De Luz Road.

The topography of the area consists of well-defined ridges and natural watercourse that traverse the property. A well defined natural watercourse with a small drainage area impacts parcel 1. There is adequate area outside of the natural watercourse for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

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. 4 MAP - 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 the land division until such time as those operations are

E. JEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE (cont.) RECOMMND

the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 7 MAP- PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

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- Five Acre Minimum (R-A-5) 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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 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 approved under this subdivision. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

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10. GENERAL CONDITIONS

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 - 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 reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 18 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

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Luz Road and Buena Loma Road since adequate right-of-way exists, per MR61 page 70.

10.TRANS. 5 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along DeLuz Road due to existing improvements.

10.TRANS. 8 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 (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 ECS TO BE PREPARED

RECOMMND

PDB04985 indicates that the project site supports a Riverine/Riparian feature, as defined by Section 6.1.2 of the MSHCP, flowing through the central portion of the project site. An Environmental Constraint Sheet (ECS) must be prepared delineated the Riverine/Riparian feature and must be shown on all Exhibits and grading plans to the satisfaction of the Environmental Programs Department. This feature must be delineated and avoided.

50.EPD. 2 ECS EXHIBIT

RECOMMND

MAP - ECS DELINEATION - RRVP
50

Prior to map recordation the Riparian/Riverine/Vernal Pool area(s) shown on Exhibit E, dated " " will be labeled as the "Riparian/Riverine Area Not to be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD).

ECS map must be stamped by the Riverside County Surveyor with the following notes marked (X) below:

[x] "All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions."

[x] "All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64."

[x] "County Biological Report(s) No. PDB04985 was/were prepared for this property on 04/09/07 by Jeff Kidd

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 ECS EXHIBIT (cont.)

RECOMMND

Biological and is/are on file at the County of Riverside Environmental Programs Department."

[X] "No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

[X] "No vegetation shall be removed in the Riverine/Riparian Area without consultation with the County of Riverside Environmental Programs 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 787.2.

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

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 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)

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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

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 5.0 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural- Five Acre Minimum (R-A-5) zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 7 MAP- QUIMBY FEES (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 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.

The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 10 MAP- OAK TREE ESMNT (1) RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP- OAK TREE ESMNT (1) (cont.) RECOMMND

reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.15 has been complied with.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 19 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. 21 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 24 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

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. 2 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with the Santa Rosa Community Services District's recommendations.

50.TRANS. 6 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. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on De Luz Road and so noted on the final map, with the exception of the 25' driveway on parcel 2 located at the easterly property line.

50.TRANS. 14 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 2 MAP - SEPTIC SIZING

RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

EPD DEPARTMENT

60.EPD. 1 ECS EXHIBIT

RECOMMND

MAP - ECS DELINEATION - RRVF
60

Prior to Grading Permit Issuance the Riparian/Riverine/Vernal Pool area(s) shown on Exhibit E, dated " " will be labeled as the "Riparian/Riverine Area Not to be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD). The delineated feature must be shown on all grading exhibits.

ECS map must be stamped by the Riverside County Surveyor with the following notes marked (X) below:

[x] "All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions."

[x] "All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64."

[x] "County Biological Report(s) No. PDB04985 was/were prepared for this property on 04/09/07 by Jeff Kidd Biological and is/are on file at the County of Riverside Environmental Programs Department."

[X] "No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

[X] "No vegetation shall be removed in the Riverine/Riparian Area without consultation with the County of Riverside Environmental Programs Department."

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

BMPS

RECOMMND

Prior to Grading Permit Issuance, Best Management Practices (BMPS) must be in place. In order to avoid impacts to the Riverine/Riparian feature(s) present on site, silt fencing must be installed around all areas delineated on the ECS sheet and labled Riparian/Riverine Area Not to be Disturbed. This fencing must be installed by a qualified biologist currently holding an MOU with the County. And the qualified biologist must be present during all grading activites.

PRIOR TO ISSUANCE OF THE GRADING PERMIT EPD MUST BE CONTACTED DIRECTLY TO SCHEUDLE A SITE VISIT TO CONFIRM THAT BMPS ARE IN PLACE

IF THERE ARE ANY QUESTIONS REGARDING THESE CONDITIONS PLEASE CONTACT THE ENVRIORNMENTAL PROGRAMS DEPARTMENT 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 ingle family dwellings that are in a hazardous fire area.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - OAK TREE PRESERVATION

RECOMMND

The exhibit identifies all Oak trees that shall be preserved. The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 3 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

CEL MAP Parcel Map #: PM33278

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP- GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 11 MAP- IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing native trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP- OAK TREE EASMNT (2)

RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.10 has been complied with.

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 10.33 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.

07/07/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

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CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 MAP - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial" shall be submitted to the Dept. of Envionmental Health.

80.E HEALTH. 2 USE - SEPTIC PLAN COPIES

RECOMMND

A set of three copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

EPD DEPARTMENT

80.EPD. 1 BIO MONITOR E

RECOMMND

Prior to Building Permit Issuance, documentation must be submitted to the Environmental Programs Department (EPD) indicated that a qualified biologist, currently holding an MOU with the County, was present during all grading activities. Documentation will be to the satisfaction of

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 BIO MONITOR E (cont.)

RECOMMND

the EPD.

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 utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

80.PLANNING. 8 MAP- SCHOOL MITIGATION

RECOMMND

Impacts to the Murrieta Valley 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.

CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

90. PRIOR TO BLDG FINAL INSPECTION

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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for a CSA.

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 6 MAP- SKR FEE CONDITION

RECOMMND

rior 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 10.33 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

07/07/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

1 CEL MAP Parcel Map #: PM33278

Parcel: 933-300-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - WRCOG TUMF (cont.)

RECOMMND

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: November 30, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.

P.D. Trails Coordinator – J. Jolliffe
Commissioner Roth
Supervisor Buster
Rancho Calif. Water Dist.
Southern Ca. Edison Co.
Southern Ca. Gas Co.
EIC "Attachment A"

CHANGE OF ZONE NO. 7453, TENTATIVE PARCEL MAP NO. 33278 – EA40338 – Applicant: Bruce Linsley. – Engineer/Representative: Joseph Ross Land Development - First Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential – Location: Northwesterly of De Luz Road and Northeasterly of Buena Loma Road – 10.33 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** - A change of Zone from Rural Residential (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5) and a schedule H subdivision of 10.33 gross acres into 2 residential lots with a minimum lot size of 5 acres. De Luz Road is a Mountain Arterial (110' ROW). A RCIP Community Trail is mapped on De Luz Road - APN(s): 933-300-001 - Related Cases: none - Concurrent Cases: none

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on December 21, 2006**. 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 **Michael Bufalino**, Project Planner, at (951) 955-2211 or email at mbufalin@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**Rancho
Water**

April 2, 2007

Michael Bufalino, Case Planner
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

Board of Directors

Stephen J. Corona
President

William E. Plummer
Sr. Vice President

Ralph H. Daily

Ben R. Drake

Lisa D. Herman

John E. Hoagland

Michael R. McMillan

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 33789
PARCEL NO. 21 OF PARCEL MAP NO. 1/66-75
APN 930-310-003
[KEN GOMEZ]**

Officers:

Brian J. Brady
General Manager

Phillip L. Forbes
Assistant General Manager /
Chief Financial Officer

E. P. "Bob" Lemons
Director of Engineering

Perry R. Louck
Director of Planning

Jeffrey D. Armstrong
Controller

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Dear Mr. Bufalino:

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD), and fronts an existing 8-inch diameter water pipeline within Paseo De Flores. Water service, therefore, would be available upon the extension of water pipeline facilities within Paseo De Flores for fire protection and water service to individual lots, and the completion of financial arrangements between RCWD and the property owner. The owner will need to contact RCWD for fees and requirements.

In addition, water availability is contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD.

Sanitary sewer service to the subject project is not available. If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Corey F. Wallace, P.E.
Development Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor

07\CW:lm053\FEG

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7453 / TENTATIVE PARCEL MAP NO. 33278 – CEQA Exempt – Applicant: Bruce Linsley – Engineer/ Representative: Megaland Engineering & Associates - First Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Santa Rosa Plateau/De Luz Policy Area – Location: Northwesterly of De Luz Road and Northeasterly of Buena Loma Road – 10.33 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** - The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture- 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule H subdivision of 10.33 gross acres into two (2) residential lots with a minimum lot size of (five) 5 acres - APN(s): 933-300-001. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 19, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.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 Commission 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

PM33278

APN's 933-300-001

I, Mickey Zolezio, certify that on
(Print Name)
6/15/09 the attached property owners
list

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

Distance Buffered : 1700'

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

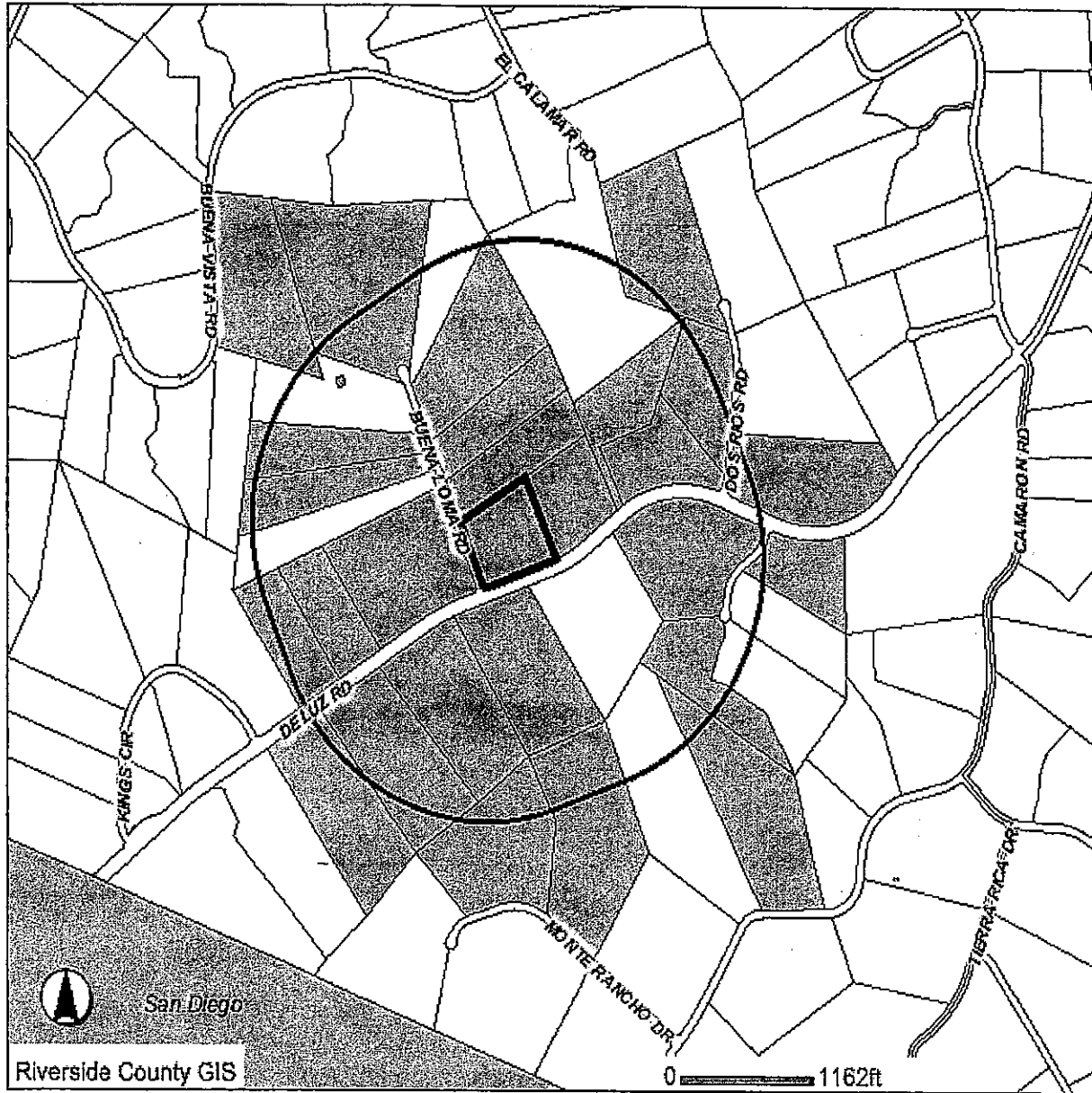
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

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

✓ 7/2/09
EXPRES 12/15/09

CZ07453/PM33278



Selected parcel(s):

933-110-024	933-110-025	933-110-032	933-110-035	933-110-046	933-170-016	933-170-040
933-180-023	933-180-024	933-180-026	933-180-027	933-180-028	933-180-038	933-190-003
933-200-001	933-200-002	933-200-003	933-210-004	933-210-006	933-210-008	933-240-002
933-250-004	933-250-005	933-300-001	933-300-002	933-300-003	933-300-004	933-300-005

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...05/28/2008

APN: 933110024 ASMT: 933110024
 BETTY JANE MCCLOSKEY
 28120 AUCKLAND CT
 SUN CITY CA 92586

APN: 933110025 ASMT: 933110025
 JOANN B SILVEY
 44950 DOS RIOS RD
 TEMECULA CA. 92590

APN: 933110032 ASMT: 933110032
 CALIXTO IND INC
 31307 SANTIAGO RD
 TEMECULA CA 92592

APN: 933110035 ASMT: 933110035
 HERMINIO S ACADEMIA
 JOSEPHINE ACADEMIA
 ACADEMIA LTD PARTNERSHIP
 27160 CACTUS AVE
 MORENO VALLEY CA 92555

APN: 933110046 ASMT: 933110046
 BARRINGTON UNITED CORP
 28282 FRONT ST NO 236
 TEMECULA CA 92590

APN: 933170016 ASMT: 933170016
 BIJAN NEJADNIK
 ISABELLE DESCHEEMAER
 1295 USTILAGO DR
 SAN RAMON CA 94582

APN: 933170040 ASMT: 933170040
 THOMAS MCCOY
 P O BOX 56888
 RIYADH 11564
 KINGDOM OF SAUDI ARABIA 0

APN: 933180023 ASMT: 933180023
 ANDRE J HOZEN
 KATHY HOZEN
 2653 ARDSHEAL DR
 LA HABRA HEIGHTS CA 90631

APN: 933180024 ASMT: 933180024
 CHARLES R COLABELLA
 ELVIRA G COLABELLA
 8872 SYRACUSE AVE
 ANAHEIM CA 92804

APN: 933180026 ASMT: 933180026
 JASMINE T PHAM
 C/O CRESTPOINT REAL ESTATE
 843 WEST ST
 ANAHEIM CA 92801

APN: 933180027 ASMT: 933180027
 EMILIO F RODRIGUEZ
 CAROLINA R RODRIGUEZ
 2159 N SAN ANTONIO
 UPLAND CA 91786

APN: 933180028 ASMT: 933180028
 COAST PROP LTD PARTNERSHIP
 379 AVOCADO CREST
 LA HABRA HEIGHTS CA 90631

APN: 933180038 ASMT: 933180038
 ANDRE HOZEN
 ANDRE J SHUBIN
 WILLIAM KACHIRSKEY
 2653 ARDSHEAL DR
 LA HABRA HEIGHTS CA 90631

APN: 933190003 ASMT: 933190003
 HARVEY JACK MULLER
 P O BOX 7031
 DOWNEY CA 90241

APN: 933200001 ASMT: 933200001
VERNON W MONROE
1346 E WILSHIRE AVE
SANTA ANA CA 92705

APN: 933200002 ASMT: 933200002
TRUST HOLDING SERVICE CO
P O BOX 3836
CHATSWORTH CA 91313

APN: 933200003 ASMT: 933200003
GERARDO FAJARDO
18180 CAMRA WAY
RIVERSIDE CA 92508

APN: 933210004 ASMT: 933210004
JAMES F GIBSON
1235 N GROVE ST
ANAHEIM CA 92806

APN: 933210006 ASMT: 933210006
SHERYL KUNKLE
P O BOX 909
TEMECULA CA 92293

APN: 933210008 ASMT: 933210008
~~SHERYL B KUNKLE
P O BOX 909
TEMECULA CA 92593~~

APN: 933240002 ASMT: 933240002
CHARLES E GRAHAM
P O BOX 2321
RANCHO SANTA FE CA 92067

APN: 933250004 ASMT: 933250004
GERALD D BARNES
DEBORAH M BARNES
RONALD S BARNES
BILLIE L BARNES
7051 AVENIDA DE SANTIAGO
ANAHEIM CA 92807

APN: 933250005 ASMT: 933250005
WILLIAM S KIBBETT
MARGARET L KIBBETT
5256 S MISSION RD 703-202
BONSALL CA 92003

APN: 933300001 ASMT: 933300001
BRUCE C LINSLEY
THERESA M LINSLEY
SCOTT E LINSLEY
HOLLEA R LINSLEY
P O BOX 3167
IDYLLWILD CA 92549

APN: 933300002 ASMT: 933300002
SKIP LANGELLIER
CINDY LANGELLIER
ANDREA MARIE PIANALTO
LUCAS P LANGELLIER, ETAL.
39872 CHALON CT
TEMECULA CA 92591

APN: 933300003 ASMT: 933300003
ABRAHAM SALOMON
Yael SALOMON
RAPHAEL BITTON
MARGARET GOLDMAN BITTON
25480 FUERTE RD
TEMECULA CA 92590

APN: 933300004 ASMT: 933300004
FARA SALAMAT
SHEHEEN BAKHTIYAR
27761 HIDDEN TRAIL RD
LAGUNA HILLS CA 92653

APN: 933300005 ASMT: 933300005
PAO SHENG TUNG
GRACE I HSUAN TUNG
4861 FRATUS DR
TEMPLE CITY CA 91780

BRUCE LINSLEY
29814 VIA PUESTA DEL SOL
TEMECULA, CA

JOSEPH VAUGHN
39660 WILDFLOWER DR.
MURRIETA, CA

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.: Change of Zone 7453 and Parcel Map 33278

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of De Luz Road, southerly of Buena Vista Road, easterly of Buena Loma Road and westerly of Camaron Road.

Project Description: CHANGE OF ZONE No. 7453 proposes to change the zoning at the proposed project site from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP No. 33278 proposes a Schedule H subdivision of 10.33 gross acres into two (2) parcels with a minimum five (5) acre lot size.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Bruce Linsley

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption ()
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Section 15061(3)

Reasons why project is exempt: It was determined that the project could not have any impacts to the environment.

Matt Straite

951-955-8631

County Contact Person

Phone Number


Signature

Project Planner

Title

7/1/09

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG3790

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0513520

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: BRUCE LINSLEY \$64.00
paid by: CK 1839
CALIF FISH & GAME FEE FOR EA40338
paid towards: CFG03790 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 28, 2005 08:13
TNEAL posting date Sep 28, 2005

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

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