

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

418 B



SUBMITTAL DATE:  
March 16, 2010

FROM: TLMA - Planning Department

SUBJECT: TENTATIVE PARCEL MAP NO. 34743 – CEQA exempt – Applicant: Richard M. & Sandra K. Hudson – Engineer/Representative: Harrison P. Barton, PLS - Fourth Supervisorial District – North Palo Verde Zoning District – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of Fourth Avenue, and westerly of Hunter Boulevard- 40 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The parcel map proposes a Schedule H subdivision of 40 gross acres into four (4) 10-acre minimum residential lots – APN(s) 827-071-004. (Quasi-judicial)

RECOMMENDED MOTION:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on March 1, 2010.

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

**APPROVED TENTATIVE PARCEL MAP NO. 34743**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

Initials:  
RG: *RG*

REVIEWED BY EXECUTIVE OFFICE

DATE *3/25/10*  
Tina Grande

Departmental Concurrence

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1.2

Agenda Item No.: 4.2  
Area Plan: Palo Verde Valley  
Zoning District: North Palo Verde Valley  
Supervisory District: Fourth  
Project Planner: Matt Straite  
Directors Hearing: March 1, 2010

Tentative Parcel Map No. 34743  
E.A. Number: CEQA Exempt  
Applicant: Richard M. & Sandra K. Hudson  
Engineer/Rep.: Harrison P. Barton, PLS

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 34743 proposes a Schedule H subdivision of 40 gross acres into four 10-acre minimum residential lots.

The project is located in the Palo Verde Valley Area Plan, more specifically the project is northerly of Fourth Avenue, and westerly of Hunter Boulevard.

### SUMMARY OF FINDINGS:

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Vacant   |
| 2. Surrounding Land Use (Ex. #1): | Vacant and single family to the north, south, east and west. |
| 3. Existing Zoning (Ex. #3):      | Rural Residential (RR)                                       |
| 4. Surrounding Zoning (Ex. #3):   | Rural Residential (RR) to the north, south, east and west.   |
| 5. General Plan Land Use (Ex #5)  | Agriculture (AG)(10 Acre Minimum)                            |
| 6. Project Data:                  | Total Acreage: 40 gross acres                                |
| 7. Environmental Concerns:        | CEQA Exempt per Guidelines section 15061(3)                  |

### RECOMMENDATIONS:

APPROVAL of TENTATIVE PARCEL MAP NO. 34743, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture (AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (RR) 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.

APR 21/10

7. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).

**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 Agriculture: Agriculture (10 Acre Minimum) on the Palo Verde Valley Area Plan.
2. The proposed residential parcels with a minimum of ten (10) acres, are permitted in the Agriculture: Agriculture (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Agriculture: Agriculture (10 Acre Minimum).
4. The zoning for the subject site is Rural Residential (RR).
5. The proposed residential subdivision is consistent with the development standards set forth in the Rural Residential (RR) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (RR) to the north, south east and west.
7. There are single family residences and agricultural uses within the vicinity of the proposed project.
8. This project is not located within a Criteria Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
9. The project is exempt from CEQA review per CEQA Guidelines section 15061(3) which explains that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The County has determined that no significant environmental effects will result from the subdivision of the proposed project site because the proposed project will not substantially alter the existing conditions of the site per the County review of the project, the Conditions of Approval, and the supporting documentation provided for the entitlement.

**INFORMATIONAL ITEMS:**

1. As of this writing staff received no letters in opposition or in favor of this project.
2. The project site is not located within:
  - a. Fringe Toed Lizard sand source area,
  - b. General Plan Policy Overlay Area,
  - c. A Flood Zone, or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The boundaries of the Palo Verde Unified School District,
  - b. Flood Zone AO of the FEMA Flood Plain,

- c. The CVMHSCP fee area, and,
  - d. An area of Very High liquefaction.
- 
- 4. The subject site is currently designated as Assessor's Parcel Number 827-071-004.
  - 5. The project was filed with the Planning Department on February 28, 2008.
  - 6. The project was reviewed by the desert office Land Development Committee two times on the following dates, March 4, 2008 and July 16, 2009.
  - 7. Deposit based fee charged for this project and the related specific plan, as of the time of staff report preparation, total \$25,120.

Supervisor Wilson  
District 4  
Date Drawn: 3/20/08

PM34743

Planner: Robert Powell  
Date: 6/25/08  
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area:  
Plan: North Palo Verde  
Township/Range: T6SR23E  
Section: 4



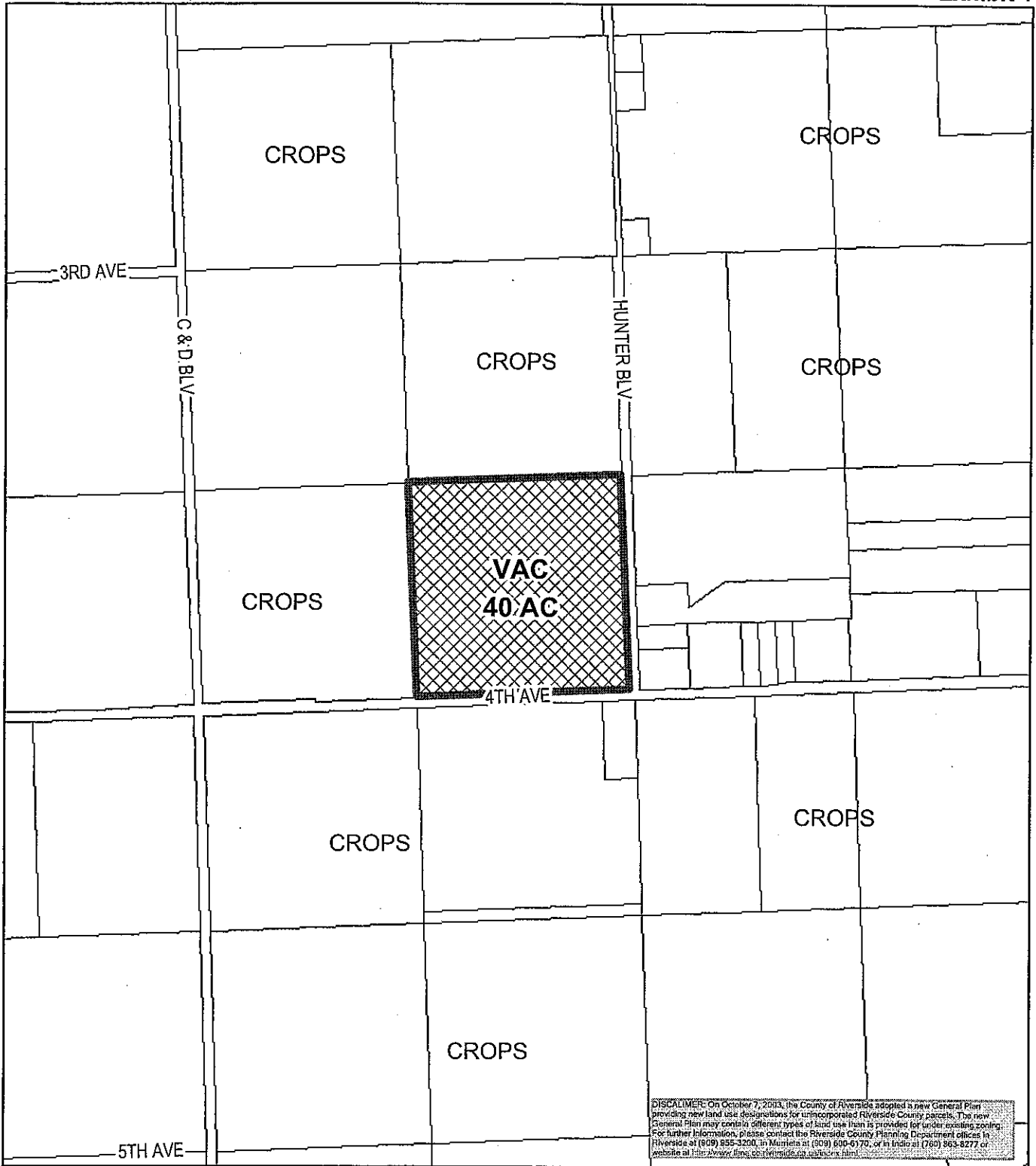
Assessors  
Bk. Pg. 827-07  
Thomas  
Bros. Pg. 392 C9



Supervisor Wilson  
District 4  
Date Drawn: 3/20/08

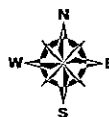
PM34743  
Land Use

Planner: Robert Powell  
Date: 6/25/08  
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: North Palo Verde  
Township/Range: T6SR23E  
Section : 4



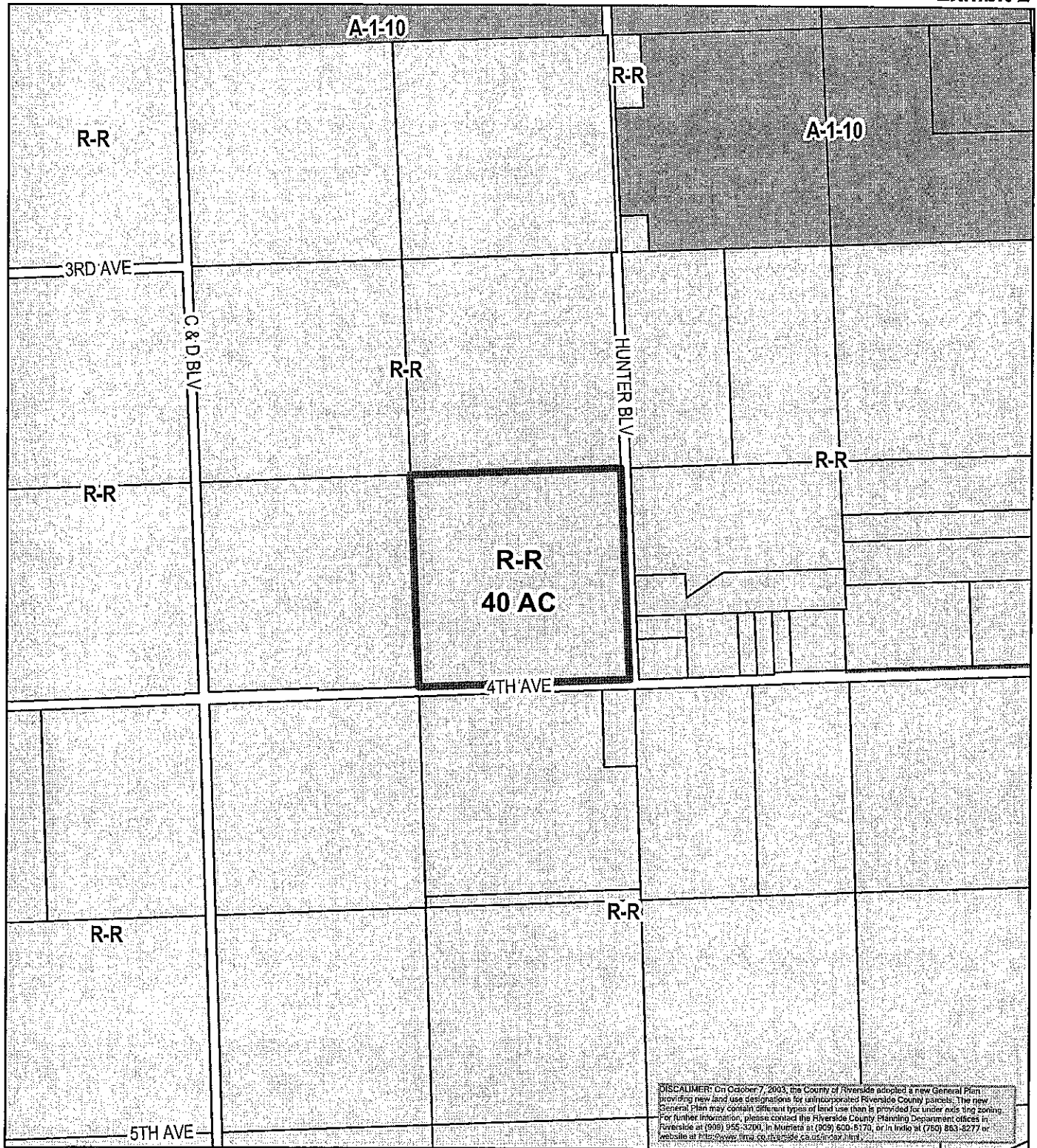
Assessors  
Bk. Pg. 827-07  
Thomas  
Bros. Pg. 392 C9



Supervisor Wilson  
District 4  
Date Drawn: 3/20/08

**PM34743**  
**EXISTING ZONING**

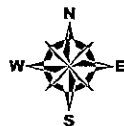
Planner: Robert Powell  
Date: 62508  
Exhibit 2



Zone  
Area: North Perris  
Township/Range: T6SR23E  
Section : 4

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 827-07  
Thomas  
Bros. Pg. 392 C9

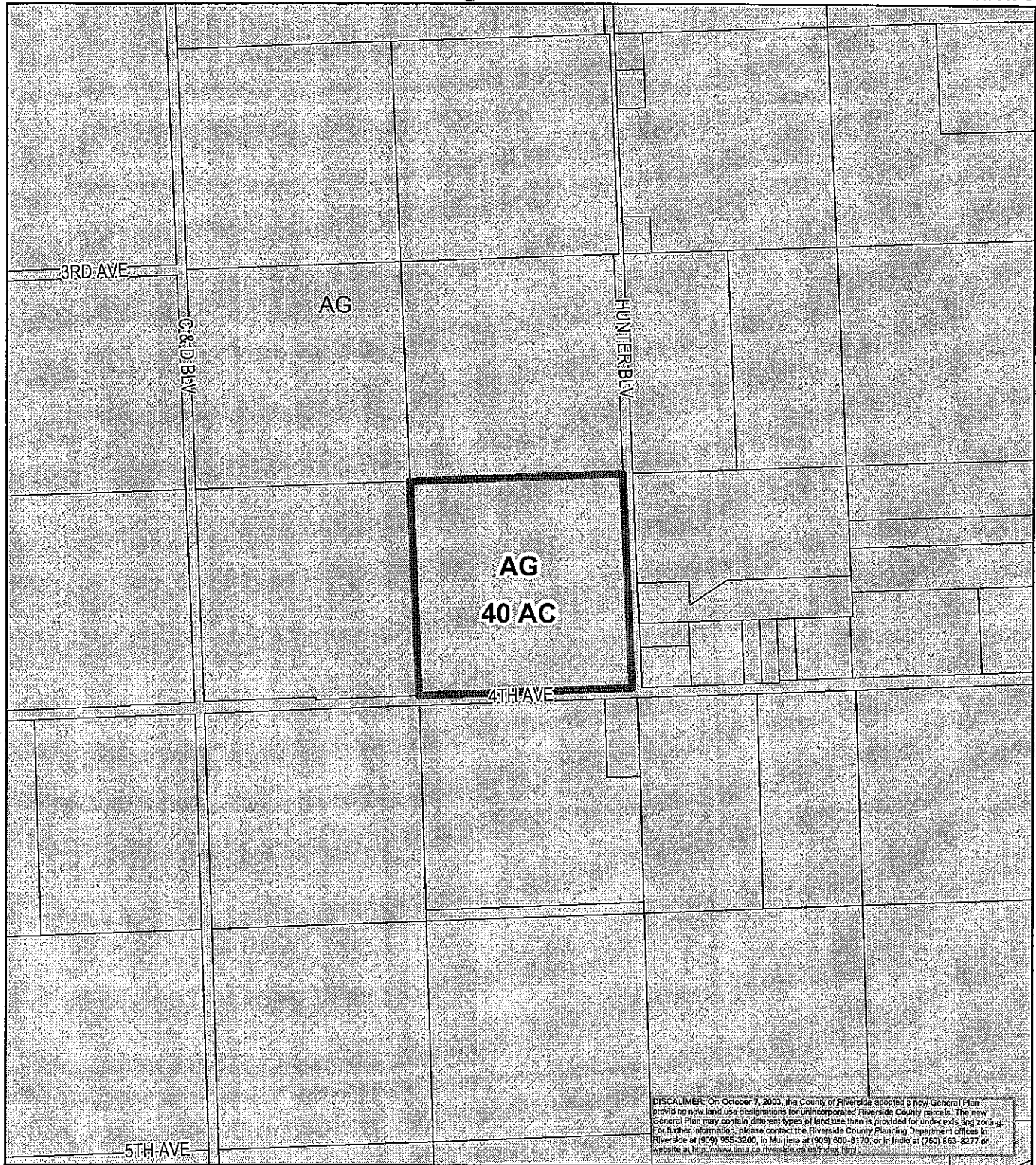


Supervisor Wilson  
District 4  
Date Drawn: 3/20/08

# PM34743

## Existing General Plan

Planner: Robert Powell  
Date: 6/25/08  
Exhibit 5



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: North Palo Verde  
Township/Range: T6SR23E  
Section: 4



Assessors  
Bk.Pg. 827-07  
Thomas  
Bros. Pg. 392 C9

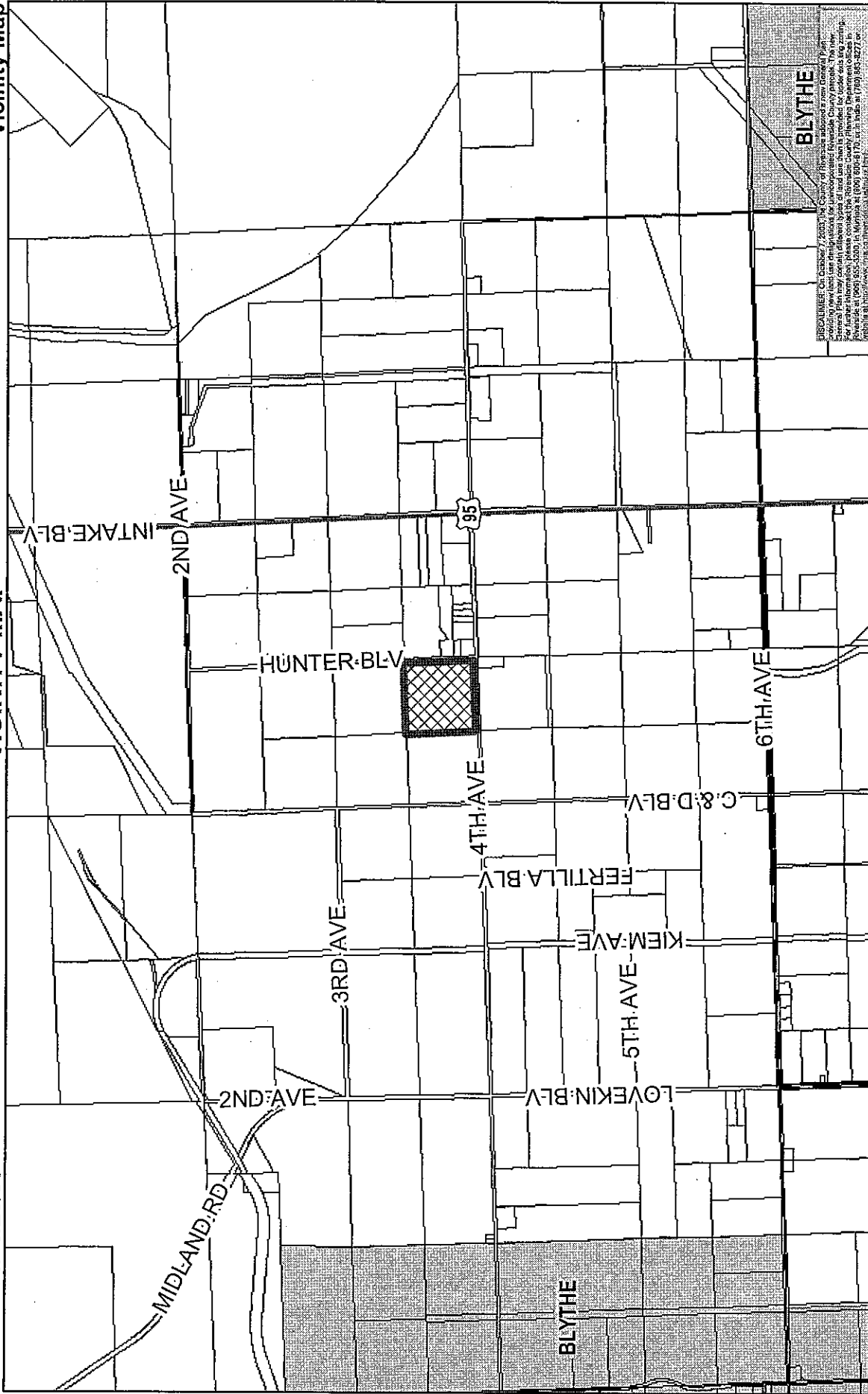




Supervisor Wilson  
District 4  
Date Drawn: 3/20/08

PM34743  
VICINITY MAP

Planner: Robert Powell  
Date: 6/25/08  
Vicinity Map



**BLYTHE**  
BLYTHE  
BLYTHE

RESOLVED: On October 7, 2003, the County of Riverside adopted a new General Plan containing various provisions for unincorporated Riverside County parcels. This new General Plan may contain different uses of land and there is provided for under this map. Riverside at (909) 955-5000. In Morongo at (909) 800-8170. In Inland at (760) 865-8272 or in Blythe at (951) 942-1111.

Zone  
Area: North Palo Verde  
Township/Range: T6SR23E  
Section : 4

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 827-07  
Thomas  
17,400 Bros. Pg. 392 C9



Supervisor Wilson  
District 4  
Date Drawn: 3/20/08

PM34743  
POLICY AREAS

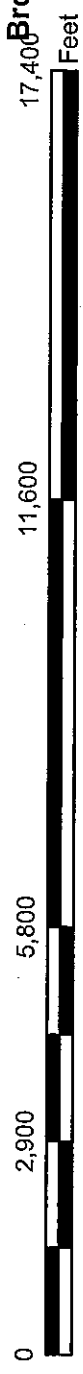
Planner: Robert Powell  
Date: 6/25/08  
Exhibit 8



Zone  
Area: North Palo Verde  
Township/Range: T6SR23E  
Section : 4

RIVERSIDE COUNTY PLANNING DEPARTMENT

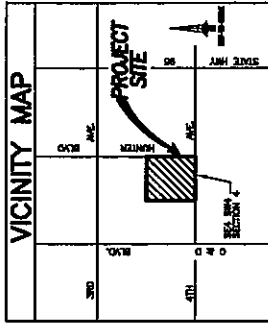
Assessors  
Bk. Pg. 827-07  
Thomas  
Bros. Pg. 392 C9



# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE PARCEL MAP NO. 34743

### LEGEND

- INDICATES PROPOSED RIGHT OF WAY
- INDICATES EXISTING BOUNDARY LINE
- INDICATES PROPOSED LOT LINE
- INDICATES ASSessor'S PARCEL NUMBER
- INDICATES EXISTING CHAIN LINK FENCE
- INDICATES EXISTING A/D PAVEMENT
- INDICATES EDGE OF PAVEMENT
- INDICATES EDGE OF CULTIVATION
- INDICATES EXISTING CONCRETE
- INDICATES SCHEDULE B REFERENCE PER TITLE ORDER NUMBER: 010201000A
- INDICATES EXISTING ELEVATION
- INDICATES OVERHEAD ELECTRIC LINE
- POWER POLE



### EASEMENTS

APN 827-072-004  
ZONING: R-R  
LANDUSE: AG

APN 827-072-005  
ZONING: R-R  
LANDUSE: AG

APN 827-072-006  
ZONING: R-R  
LANDUSE: AG

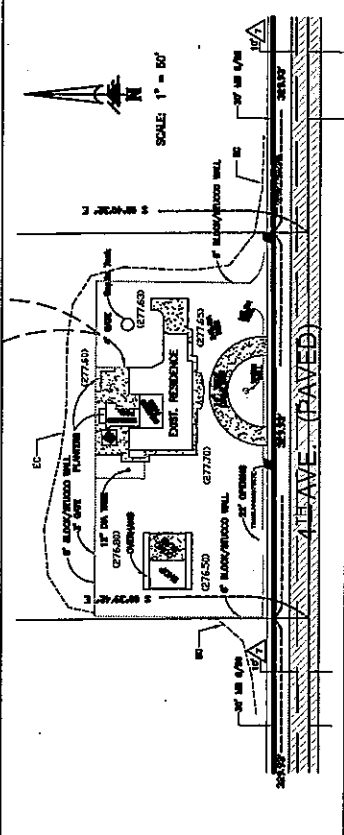
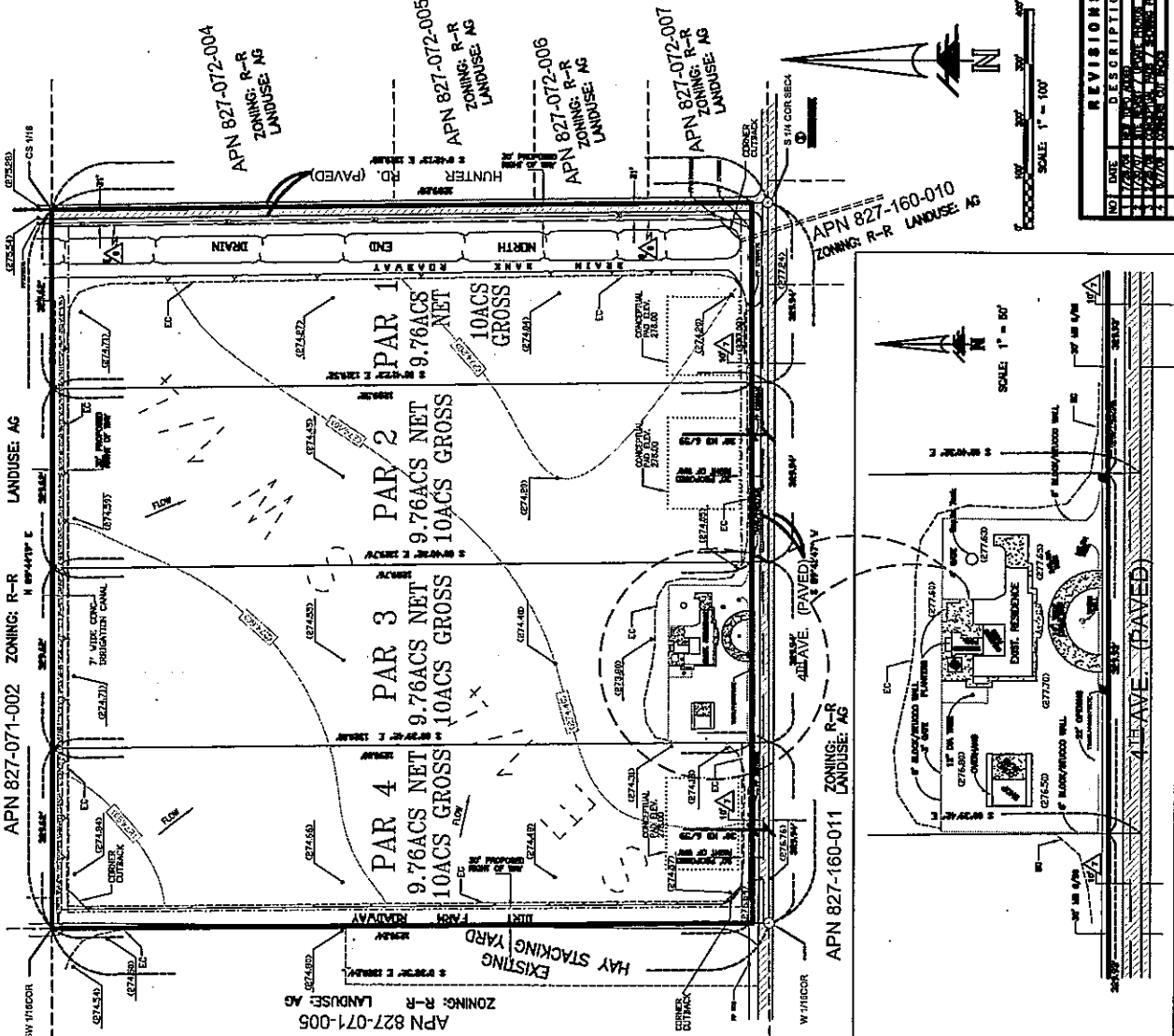
APN 827-072-007  
ZONING: R-R  
LANDUSE: AG

APN 827-160-010  
ZONING: R-R  
LANDUSE: AG

APN 827-071-002  
ZONING: R-R  
LANDUSE: AG

APN 827-071-005  
ZONING: R-R  
LANDUSE: AG

APN 827-160-011  
ZONING: R-R  
LANDUSE: AG



### REVISIONS

NO	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS
3	11/11/11	ISSUED FOR PERMITS
4	11/11/11	ISSUED FOR PERMITS
5	11/11/11	ISSUED FOR PERMITS

### SCHEDULE "H"

NO	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS
3	11/11/11	ISSUED FOR PERMITS
4	11/11/11	ISSUED FOR PERMITS
5	11/11/11	ISSUED FOR PERMITS

HALE ENGINEERING AND SURVEYING INC.  
2421 W. 15TH ST., SUITE 200  
RIVERSIDE, CA 92504  
TEL: (951) 512-3917  
FAX: (951) 512-3917  
EMAIL: haley@haleyinc.com

### ADDITIONAL INFORMATION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T4S, R11E, S47E, SAN BERNARDINO COUNTY, CALIFORNIA, IS DIVIDED INTO 36 PARCELS AS SHOWN ON THIS TENTATIVE PARCEL MAP NO. 34743. THE PARCELS ARE IDENTIFIED BY ASSessor'S PARCEL NUMBER (APN) AND ZONING AND LANDUSE DESIGNATION. THE PARCELS ARE BOUND BY THE 1/4 SECTION 4, T4S, R11E, S47E, SAN BERNARDINO COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE RIGHT OF WAY FOR EXISTING ROADS, AS SHOWN ON SAID MAP.

**OWNER / APPLICANT:**  
REINHOLD & SANDRA K. HANSON  
8244 4TH AVE, SUITE 200  
RIVERSIDE, CA 92504  
TEL: (951) 923-8777  
FAX: (951) 923-8777

**PREPARED BY:**  
HALE ENGINEERING AND SURVEYING INC.  
2421 W. 15TH ST., SUITE 200  
RIVERSIDE, CA 92504  
TEL: (951) 512-3917  
FAX: (951) 512-3917  
EMAIL: haley@haleyinc.com

**DATE:** 11/11/11

**SCALE:** 1" = 100'

**TOTAL:** 362.24 AC

**PARCELS:** 36

**APN 827-071-002:** 11.87 AC

**APN 827-071-005:** 39.12 AC

**APN 827-072-004:** 39.12 AC

**APN 827-072-005:** 39.12 AC

**APN 827-072-006:** 39.12 AC

**APN 827-072-007:** 39.12 AC

**APN 827-160-010:** 39.12 AC

**APN 827-160-011:** 39.12 AC

**APN 827-071-002:** ZONING: R-R, LANDUSE: AG

**APN 827-071-005:** ZONING: R-R, LANDUSE: AG

**APN 827-072-004:** ZONING: R-R, LANDUSE: AG

**APN 827-072-005:** ZONING: R-R, LANDUSE: AG

**APN 827-072-006:** ZONING: R-R, LANDUSE: AG

**APN 827-072-007:** ZONING: R-R, LANDUSE: AG

**APN 827-160-010:** ZONING: R-R, LANDUSE: AG

**APN 827-160-011:** ZONING: R-R, LANDUSE: AG

REINHOLD & SANDRA K. HANSON  
8244 4TH AVE, SUITE 200  
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PARCEL MAP Parcel Map #: PM34743

Parcel: 827-071-004

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. 34743 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 34743, Amended No. 1, dated May 17, 2009.

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule H subdivision of 40 gross acres into four 10-acre minimum residential lots.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

RCEL MAP Parcel Map #: PM34743

Parcel: 827-071-004

10. GENERAL CONDITIONS

10. EVERY. 4                    MAP - 90 DAYS TO PROTEST (cont.)                    RECOMMND  
    of the approval or conditional approval of this project.

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.

CEL MAP Parcel Map #: PM34743

Parcel: 827-071-004

10. GENERAL CONDITIONS

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

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

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

CEL MAP Parcel Map #: PM34743

Parcel: 827-071-004

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. USE - INDIVIDUAL WELLS RECOMMND

Each parcel to be served by an individual well permitted through the Department of Environmental Health.

10.E HEALTH. 2. USE\* - SEPTIC REQUIREMENTS 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 units. MINIMUM 5' SEPARATION FROM THE BOTTOM OF THE LEACHFIELD TO GROUNDWATER MUST BE MAINTAINED.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations or standards for the

PARCEL MAP Parcel Map #: PM34743

Parcel: 827-071-004

10. GENERAL CONDITIONS

10.E HEALTH. 2                   USE\* - SEPTIC REQUIREMENTS (cont.)                   RECOMMND

permitting and operation of all onsite sewage disposal treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

10.E HEALTH. 3                   FLOOR PLAN REQUIRED                   RECOMMND

The applicant must provide a copy of the floor plan showing all proposed bedrooms and plumbing fixtures to ensure proper septic tank sizing.

FIRE DEPARTMENT

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

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                   NOTAPPLY

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                   MAP FLOOD HAZARD REPORT                   RECOMMND

Parcel Map is a proposal to subdivide an approximately 40-acre site into 4 lots for residential use. The site is located in the Blythe area on the northwest corner of 4th Street and Hunter Boulevard. There is an existing house on Parcel 3.

The topography of the site and the surrounding area is very flat and characterized by poor drainage. The site has a slight southeasterly slope. Therefore, in order to prevent flood damage from any slow moving flows crossing the site, the District recommends all new structures be floodproofed by having the finished floor elevated a minimum of 24-inches above the highest adjacent ground. However, a



PARCEL MAP Parcel Map #: PM34743

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

storm of unusual magnitude could cause damage. New construction should comply with all applicable ordinances and any grading should perpetuate the existing natural drainage patterns of the area

10.FLOOD RI. 4                    MAP ELEVATE FINISH FLOOR                    RECOMMND

The finished floor of new structures shall be elevated 24-inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

10.PLANNING. 3                    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 - ZONING STANDARDS                    RECOMMND

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

10.PLANNING. 5                    MAP - PROCEDURE FOR PHASING                    RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be

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10.PLANNING. 5                   MAP - PROCEDURE FOR PHASING (cont.)                   RECOMMND

subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

10.PLANNING. 6                   MAP - CITY OF BLYTHE                   RECOMMND

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The land owner is encouraged to review this map approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 7                   MAP - NO OFFSITE SIGNAGE                   RECOMMND

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

10.PLANNING. 8                   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

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10.PLANNING. 8 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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

10.PLANNING. 9 MAP - WASTE MANAGEMENT LETTER RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the solid waste and recycling requirements of the Waste Management Department letter dated April 28, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 10 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. 11 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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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. 12 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - LOW PALEO (cont.)

RECOMMND

authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 13 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS 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. 6

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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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. 1 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 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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#88-ECS-AUTO/MAN GATES (cont.) RECOMMND

Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 2 MAP-#46-WATER PLANS NOTAPPLY

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 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. 5 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5                    MAP ELEVATE FINISH FLOOR ECS                    RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 24-inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

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 ten (10) gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-R 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. 3                    MAP - PVID CLEARANCE                    RECOMMND

A clearance letter from Palo Verde Irrigation District shall be provided to the Riverside County Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - PVID CLEARANCE (cont.)                    RECOMMND

Department verifying compliance with the conditions of their letter dated March 21, 2008.

50.PLANNING. 4                    MAP - FEE BALANCE                    RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 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. 10                    MAP - R-O-W DEDICATED 1                    RECOMMND

Sufficient public street right-of-way along 4th Avenue shall be dedicated for public use to provide for a 50-foot half-width right-of-way including a standard corner cut-back at the intersection with Hunter Boulevard and Dirt Farm Roadway.

Sufficient public street right-of-way along Hunter Boulevard shall be dedicated for public use to provide for a 31-foot half-width right-of-way.

Sufficient public street right-of-way along the northerly boundary of this project shall be dedicated for public use to provide for a 30-foot half-width right-of-way including a standard corner cut-back at the intersection with Dirt Farm Roadway.

Sufficient public street right-of-way along the westerly boundary of this project (Dirt Farm Roadway) shall be dedicated for public use to provide for a 30-foot half-width right-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      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

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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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                   MAP - Spec Feas Boring Report

RECOMMND

A special feasablilty boring report will be required for each individual lot prior to building permit to verify adequate separation to groundwater. Environmental Health will not give a rate faster than 40sf/100gallons septic in this area due to elevated groundwater.

80.E HEALTH. 2                   DEH SITE EVALUATION REQUIRED

RECOMMND

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

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

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

FIRE DEPARTMENT

80.FIRE. 1                        MAP-#50B-HYDRANT SYSTEM

NOTAPPLY

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 3 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:  
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 4 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4                    MAP - LC LANDSCAPE SECURITIES (cont.)                    RECOMMND

elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                    MAP - WELL/WATER STATEMENT                    RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows: 1) Satisfactory laboratory test (bacteriological, Fluoride, Nitrate, and Total Dissolved solids) to prove the water potable. 2) Satisfactory proof that there is adequate quantity.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - LC LNDSCP INSPECT DEPOST                    RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1                   MAP - LC LNDSCP INSPECT DEPOST (cont.)                   RECOMMND

landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2                   MAP - LC COMPLY W/ LNDSCP/ IRR                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: <sup>PM</sup> 34743 / EA 41891 / CF 605238 DATE SUBMITTED: 2/28/08  
C207641

**APPLICATION INFORMATION**

Applicant's Name: Richard M. & Sandra K. Hudson E-Mail: N/A

Mailing Address: 9645 4th Avenue  
Blythe, CA 92225  
City State ZIP

Daytime Phone No: (760) 922-8727 Fax No: ( )

Engineer/Representative's Name: Harrison P. Barton, PLS E-Mail: hpbtesco@sbcglobal.net

Mailing Address: 242 N. 8th Street  
El Centro, CA 92243  
City State ZIP

Daytime Phone No: (760) 352-2716 Fax No: (760) 352-2917

Property Owner's Name: Richard M. & Sandra Hudson E-Mail: N/A

Mailing Address: 9645 4th Avenue  
Blythe, CA 92225  
City State ZIP

Daytime Phone No: (760) 922-8727 Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Richard M. Hudson Richard M. Hudson  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Richard M. Hudson Richard M. Hudson  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Sandra K. Hudson Sandra K. Hudson  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 827-071-004

Section: 4 Township: 6S Range: 23E

Approximate Gross Acreage: 40

General location (street address, cross streets, etc.): North of 4th Avenue, South of the extension of 2nd Avenue, East of C&D Boulevard, West of Intake Boulevard/Highway 95

Thomas Brothers map, edition year, page number, and coordinates: Map #392, 2006, C-9

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

Subdivide (1) 40-acre parcel into (4) 10-acre parcels.

Related cases filed in conjunction with this request:

N/A

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

N/A

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
**ENVIRONMENTAL RESOURCES MANAGEMENT**

ATE: 7-31-06  
RE: SUBDIVISION NO. \_\_\_\_\_  
PARCEL MAP NO. 34743  
MOBILEHOME, T.T., R.V., PARK \_\_\_\_\_

PARCELS/LOTS: 4  
ZONING: A-2-10  
MAP SCHEDULE: H (?)  
OTHER: \_\_\_\_\_

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

**1. DOMESTIC WATER:**

- THE \_\_\_\_\_ WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED \_\_\_\_\_.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(CLASS C. CLASS D, OTHER SUBDIVISION \_\_\_\_\_.)
- INDIVIDUAL WELL(S) Proposed

**2. DOMESTIC SEWAGE DISPOSAL:**

- CONNECTION TO \_\_\_\_\_ SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY Landmark Engineering  
JOB/PROJECT # LP06187 DATED 7-12-06
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
1. LEACH LINES WITH 20 SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH \_\_\_\_\_ GAL/SQ. FT/DAY OR \_\_\_\_\_ VERT. FT. (5' DIA.) \_\_\_\_\_ VERT. FT. (6' DIA.) PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

**3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD** N/A  
REGION: APPROVAL LETTER DATED \_\_\_\_\_ INITIAL/FINAL CLEARANCE.

**4. SUPPLEMENTAL WATER/SEWER DATA**  
 REQUIRED

REMARKS: Final approval will require; Floor plans for fixture count and location on parcel of perc test holes and deep boring.

BY [Signature]  
ENVIRONMENTAL HEALTH SPECIALIST

Received By: [Signature]



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

April 28, 2008

**RECEIVED**

MAY 02 2008

Riverside County  
Planning Department  
Desert Office

Robert Power, Project Planner  
Riverside County Planning Department  
38686 El Cerrito Road,  
Palm Desert, CA 92211

**RE: Tentative Parcel Map No. 34743 — Divide 40 Acres into 4 Parcels**

Dear Mr. Power:

The Riverside County Waste Management Department has reviewed the proposed project located northerly of Fourth Avenue and westerly of Hunter Boulevard in the North Palo Verde Zoning District. 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.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma  
Planner

PD#65650



## PALO VERDE IRRIGATION DISTRICT

180 WEST 14TH AVENUE - BLYTHE, CALIFORNIA 92225-2714

TELEPHONE (760) 922-3144 - FAX (760) 922-8294

March 21, 2008

Robert Powell, Project Planner  
County of Riverside, Planning Dept

Re: APN 827-071-004, March 10, 2008 letter, Tentative Parcel Map # 34743 EA#41891  
& CFG05238:

REQUEST: To divide 40 acres into 4 single family residential lots

Thank you for sending the map and the opportunity to comment on it.

1] Palo Verde Irrigation District (PVID) maintains C31 Canal at the northwest corner of parcel. Canal bank maintenance roads lying on east and west sides of canal and the south looping canal bank that connects them are not adequately shown on parcel map # 34743. The maintenance road at end of canal needs to stay wide enough so that our grader can make the turn and go from the east bank to the west bank safely and in reasonable time. Owner of this proposed Parcel 4 needs to be aware of this maintenance issue and that PVID will request nothing permanent be built within 10 feet of the south and east toe of the canal.

2] PVID maintains Northend Drain along the east side of this parcel. Our maintenance road along the west side of drain needs to stay at least 22 feet wide with a spoil area west of it. Usually we request nothing permanent be built within 35 feet of west inside top of west drain bank. This provides a maintenance road and a site to place mud from drain cleaning work. In checking drawing with Riverside County GIS, west bank should have been drawn 20 feet farther west than it is. If drain and maintenance area takes up 130 feet of proposed Parcel 1, buyer should be aware that the east 4 acres of the 9.76 acres are not useable and lie in PVID's easement for PVID maintenance activities.

These comments also apply to letter of 3/11/08 regarding Change of Zone request, CZ07641

Thank you

*Roger Henning*

Roger Henning  
Chief Engineer.

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.floodcontrol.co.riverside.ca.us  
118477\_4

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

March 25, 2008

**RECEIVED**

APR - 9 2008

Riverside County  
Planning Department  
Desert Office  
38686 El Cerrito Road  
Palm Desert, CA 92211

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Attn: Robert Powell

Re: Change of Zone 07641  
Area: Blythe/North Palo Verde

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

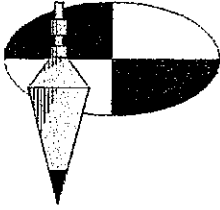
*Eric W. Russell*

*for* STUART E. MCKIBBIN  
Chief of Planning Division

c: Parcel Map 34743

EWR:blj





HALE ENGINEERING  
dba **TESCO**  
TECHNICAL ENGINEERING & SURVEYING COMPANY

242 N. 8th Street P.O. BOX 3308  
El Centro, CA 92244-3308  
Tel.: (760) 352-2718 Fax: (760) 352-2917

16 April 2008

**Via Hand Delivery**

Mr. Robert Powell  
County of Riverside  
Planning Department  
38686 El Cerrito Road  
Palm Desert, CA 92211

**Re: Hudson Parcel Map, Case No. 34743  
APN 827-071-004, Tesco Job No. 06321**

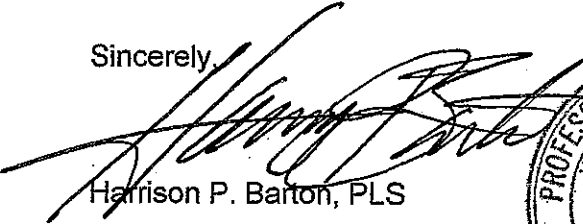
Dear Mr. Powell:

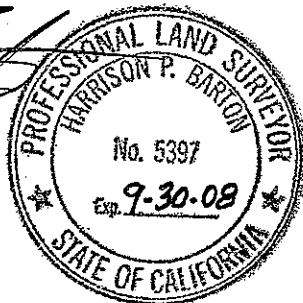
The property owners, Sandra and Richard Michael Hudson, propose to subdivide APN 827-071-004 into four parcels. The subject property is located at the northwest corner of 4<sup>th</sup> Avenue and Hunter Boulevard in Blythe, CA in the County of Riverside. The existing zoning is Agriculture and as such, this designation requires a 10-acre minimum parcel size. This letter aims to confirm that the proposed subdivision results in four parcels that are no less ten (10) gross acres.

APN 827-071-004 is also known as the Southeast Quarter of the Southwest Quarter of Section 4, Township 6 South, Range 23 East, San Bernardino Meridian, as shown by map entitled "second map showing 40 acre subdivisions of portion of lands of Palo Verde Land and Water Co." on file in Book 6, Page 59, of Maps, records of Riverside County, California.

If you have any questions or comments, please do not hesitate to contact me at 760/352.2716 or via email at [hpbratesco@sbcglobal.net](mailto:hpbratesco@sbcglobal.net).

Sincerely,

  
Harrison P. Barton, PLS



Cc: Project File

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
**ENVIRONMENTAL RESOURCES MANAGEMENT**

DATE: 7-31-06 PARCELS/LOTS: 4  
RE: SUBDIVISION NO. \_\_\_\_\_ ZONING: A-2-10  
PARCEL MAP NO. 34743 MAP SCHEDULE: H (?)  
MOBILEHOME, T.T., R.V., PARK \_\_\_\_\_ OTHER: \_\_\_\_\_

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

**1. DOMESTIC WATER:**

- THE \_\_\_\_\_ WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED \_\_\_\_\_.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(CLASS C. CLASS D, OTHER SUBDIVISION \_\_\_\_\_.)
- INDIVIDUAL WELL(S) Proposed

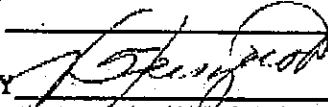
**2. DOMESTIC SEWAGE DISPOSAL:**

- CONNECTION TO \_\_\_\_\_ SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY Landmark Engineering  
JOB/PROJECT # LP06187 DATED 7-12-06
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
  - 1. LEACH LINES WITH 20 SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
  - 2. SEEPAGE PITS WITH \_\_\_\_\_ GAL/SQ. FT/DAY OR \_\_\_\_\_ VERT. FT. (5' DIA.) \_\_\_\_\_ VERT. FT. (6' DIA.)  
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD N/A  
REGION: APPROVAL LETTER DATED \_\_\_\_\_ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA  
 REQUIRED

REMARKS: Final approval will require: Floor plans for fixture count and location on parcel  
of perc test holes and deep boring.

BY:   
ENVIRONMENTAL HEALTH SPECIALIST

Received By: \_\_\_\_\_

**PM34743** There are no General Plan-designated trails on or near the project site; therefore, none shall be required.

**CUP03451R1** Should be an existing condition for a 10' Bike path. Planner should contact the Regional Park and Open Space District if there is not.

**CUP02885R4** There are no General Plan-designated trails on or near the project site; therefore, none shall be required.

**PP09967R1** This case according to the Regional Park and Open Space District is ok.

**TR34553** Per last review on this case, there should be trails on 18<sup>th</sup> Street, Bubbling Wells and 20<sup>th</sup> Street; however, since they are not shown on the exhibit, case is being denied, per Regional Park and Open Space District.

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

DATE: June 2, 2009

TO:

GRADING/PLAN CHECK  
FIRE PROTECTION  
TRANSPORTATION  
ENVIRONMENTAL HEALTH  
RIV.CO. GEOLOGIST  
RIV. CO. PALEONTOLOGIST  
RIV.CO. ARCHAEOLOGIST  
RIV.CO. FLOOD CONTROL DISTRICT  
RIV. CO. REGIONAL PARKS & OPEN SPACE DISTRICT  
RIV. CO. ENVIRONMENTAL PROGRAMS DEPARTMENT  
RIV. CO. LANDSCAPE PROGRAM DEPARTMENT  
DESERT FILE / CENTRAL FILE

**TENTATIVE PARCEL MAP NO. 34743, AMENDED NO. 1 – EA41891 –**  
Applicant: Richard M. & Sandra K. Hudson – Engineer/Representative:  
Harrison P. Barton, PLS - Fourth Supervisorial District – North Palo  
Verde Zoning District – Palo Verde Valley Area Plan: Agriculture:  
Agriculture (AG: AG) (10 Acre Minimum) – Location: Northerly of Fourth  
Avenue, westerly of Hunter Boulevard, easterly of Lovekin Boulevard,  
located at 9645 4<sup>th</sup> Street, Blythe, CA. - 40 Gross Acres - Zoning: Rural  
Residential (R-R) - **REQUEST:** Schedule H subdivision of 40 gross acres  
into four 10-acre residential lots.

**APN: 827-071-004**  
**CONCURRENT CASE: CZ07641, EA41891, CFG05238**  
**RELATED CASES: NONE**

Please review the case described above, along with the attached map(s) and/or exhibit(s). All LDC Members please have draft conditions in the Land Management System (LMS) **AS SOON AS POSSIBLE**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Judy Deertrack, Project Planner**, at (760) 863-8277 or email at [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org) / MAILSTOP# 4035.

**NOTE: The only departments required to clear the route screen for this amended exhibit are: SHOWN ABOVE. The modifications have been attached to this transmittal (see next page). This exhibit is being provided to all other departments for reference purposes only. If you wish to be added to the route because the change that have been made impact your department, then please add your department to the route and let me know so I can understand your concerns.**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

I do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: CM

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

## 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. 34743** – CEQA exempt – Applicant: Richard M. & Sandra K. Hudson – Engineer/Representative: Harrison P. Barton, PLS - Fourth Supervisorial District – North Palo Verde Zoning District – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of Fourth Avenue, and westerly of Hunter Boulevard- 40 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The parcel map proposes a Schedule H subdivision of 40 gross acres into four (4) 10-acre minimum residential lots – APN(s) 827-071-004. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: March 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PALM DESERT OFFICE  
38686 EL CERRITO ROAD  
2ND FLOOR CONFERENCE ROOM  
PALM DESERT, CA 92211

For further information regarding this project, please contact Matt Straite, at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

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

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

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/1/2010,

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

APN (s) or case numbers PM34743 For

Company or Individual's Name Planning Department,

Distance buffered 600' 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 2/1/10  
Expires: 8/1/10

## 2400 feet buffer

**Selected parcel(s):**

827-050-003 827-061-003 827-061-004 827-071-004 827-072-001 827-072-011 827-072-012  
827-072-018 827-072-021 827-072-024 827-072-025 827-150-002 827-160-006 827-160-011

**\*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...01/28/2010

APN: 827050003 ASMT: 827050003  
WILLIAMS RANCHES INC  
10970 WILLIAMS AVE  
BLYTHE CA 92225

APN: 827061003 ASMT: 827061003  
WILLCAL LTD PARTNERSHIP NO 1  
C/O GERALD WILLIAMS  
3303 E BASELINE NO 112  
GILBERT AZ 85234

APN: 827061004 ASMT: 827061004  
FARMLAND RESERVE  
C/O TAX DIVISION RM 2225  
50 E NORTH TEMPLE  
SALT LAKE CITY UT 84150

APN: 827071004 ASMT: 827071004  
RICHARD M HUDSON  
SANDRA K HUDSON  
C/O SANDRA HUDSON  
9546 4TH AVE  
BLYTHE CA 92225

APN: 827072001 ASMT: 827072001  
TRIPLE WILL FARMS  
10970 WILLIAMS AVE  
BLYTHE CA 92225

APN: 827072011 ASMT: 827072011  
FELIPE B VEGA  
CONNIE C VEGA  
C/O DAVID J VEGA  
222 LEVANT WAY  
OCEANSIDE CA 92057

APN: 827072012 ASMT: 827072012  
JANE MENDOZA  
P O BOX 160  
BLYTHE CA 92226

APN: 827072018 ASMT: 827072018  
LINDA LOU WILSON  
9400 1 2 4TH AVE  
BLYTHE CA 92225

APN: 827072021 ASMT: 827072021  
DUANE R FORREST  
SUSAN M FORREST  
9330 4TH AVE  
BLYTHE CA 92225

APN: 827072024 ASMT: 827072024  
DAWN D CROSBY  
NORA E HART  
P O BOX 1096  
BLYTHE CA 92225

APN: 827072025 ASMT: 827072025  
DANIEL REGON SMITH  
APRIL L SMITH  
9240 4TH AVE  
BLYTHE CA 92225

APN: 827150002 ASMT: 827150002  
PAUL COOPER  
DEBBIE COOPER  
4251 N INTAKE BL  
BLYTHE CA 92225

APN: 827160006 ASMT: 827160006  
WILMA M LARD  
MARGIE COOK  
ANNIE K RAKE  
KAREN L DELUCA, ETAL.  
4140 W BLOONFIELD RD  
PHOENIX AZ 85029

APN: 827160011 ASMT: 827160011  
BETTY JO NELSON  
MARK NELSON  
9535 4TH AVE  
BLYTHE CA 92225



APN: 827050003 ASMT: 827050003  
WILLIAMS RANCHES INC  
10970 WILLIAMS AVE  
BLYTHE CA 92225

APN: 827061003 ASMT: 827061003  
WILLCAL LTD PARTNERSHIP NO 1  
C/O GERALD WILLIAMS  
3303 E BASELINE NO 112  
GILBERT AZ 85234

APN: 827061004 ASMT: 827061004  
FARMLAND RESERVE  
C/O TAX DIVISION RM 2225  
50 E NORTH TEMPLE  
SALT LAKE CITY UT 84150

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BLYTHE CA 92225

Riverside County Transportation  
Department -  
MS #080

Coachella Valley Water District  
85995 Avenue 52  
Coachella, CA 92236

ATTN: Leslie Grosjean  
SunLine Transit Agency  
32-505 Harry Oliver Trl.  
Thousand Palms, CA 92276

Riverside County Fire Department  
MS #5036

Riverside County Bldg. and Safety Dept. -  
Grading Section  
Attn: Tony Harmon  
MS #2715

Riverside County Regional Parks & Open -  
Space Dist.  
MS #2970

Dave Jones  
Riverside County Geologist

Attention: Linda Grimes  
CALTRANS # 8  
464 W. 4<sup>TH</sup> MS 726  
San Bernardino, CA 92401-1400

Southern California Edison - Rosemead  
2244 Walnut Grove Ave Rm 312  
P O Box 800  
Rosemead, CA 91770-0800

So. Calif. Gas Co. - Redlands  
1981 Lugonia Ave.  
P O Box 3003  
Redlands, CA 92373-0306

U. S. Fish and Wildlife Service  
Ecological Services  
6010 Hidden Valley Road  
Carlsbad, CA 92009

Desert Riverside County Files  
Attention: David Mares

Coachella Valley Unified School District  
37-225 Church Street  
Thermal, Ca 92274

Riverside County Sheriff Department  
Attn: Bod Doyle, Sheriff  
MS #1450

Riverside County Waste Resources Mgmt.  
Dist.  
MS #2950

California Department of Fish and Game -  
Chino Hills  
Environmental Services Division - NCCP  
4775 Bird Farm Road  
Chino Hills, CA 91709

HUDSON RICHARD & SANDRA  
9645 4TH AVENUE  
BLYTHE CA 92225

Barton Harrison PLS  
242 N 8<sup>th</sup> Street  
El Centro CA 92243

HUDSON RICHARD & SANDRA  
9645 4TH AVENUE  
BLYTHE CA 92225

Barton Harrison PLS  
242 N 8<sup>th</sup> Street  
El Centro CA 92243

HUDSON RICHARD & SANDRA  
9645 4TH AVENUE  
BLYTHE CA 92225

Barton Harrison PLS  
242 N 8<sup>th</sup> Street  
El Centro CA 92243

# 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. 34743

Project Location: In the unincorporated area of Riverside County, more specifically located Northerly of Fourth Avenue, westerly of Hunter Boulevard, easterly of Lovekin Boulevard in the Palo Verde Area Plan.

Project Description: Schedule H subdivision of 40 gross acres into four 10-acre residential lots.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Richard M. & Sandra K. Hudson

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: 15061(3)

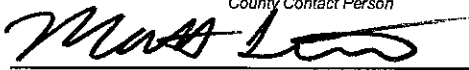
Reasons why project is exempt: The project is exempt from CEQA review per CEQA Guidelines section 15061(3) which explains that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The County has determined that no significant environmental effects will result from the subdivision of the proposed project site because the proposed project will not substantially alter the existing conditions of the site per the County review of the project, the Conditions of Approval, and the supporting documentation provided for the entitlement.

Matt Straite

951-955-8631

County Contact Person

Phone Number



Project Planner

1/26/10

Signature

Title

Date

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

Y:\Planning Master Forms\CEQA Forms\NOE Form.doc Revised: 1/27/10

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I0800636

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: R MICHAEL HUDSON  
paid by: CK 101

\$1,940.75

CFG FOR PM34743

paid towards: CFG05238 CALIF FISH & GAME - NEG DECL  
at parcel: 9645 4TH ST BLYT  
appl type: CFG1

By \_\_\_\_\_ Feb 28, 2008 14:03

KHAFLIGE posting date Feb 28, 2008

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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