

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

DATE: October 6, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 33081 – CEQA EXEMPT
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Please schedule on the October 19, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Exemption
Fish & Game Receipt (CFG3490)

file copy.
BOS sent 10.6.10.

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 23, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 33081 – CEQA EXEMPT - Applicant: Paul Furman - Engineer/Representative: Paul Furman - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Amalfi Drive, southerly of Cajalco Road, easterly of Lounsberry Road, and westerly of Athenon Avenue. – 15.0 gross acres – Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 15.0 gross acres into four (4) residential parcels with a 2½ acre minimum lot size.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above-referenced case acted on by the Planning Director on August 2, 2010.

The Planning Department recommended Approval; and,

THE PLANNING DIRECTOR:

APPROVED TENTATIVE PARCEL MAP NO. 33081, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *Q, m*

REVIEWED BY EXECUTIVE OFF'

DATE

Tina Grande

Departmental Concurrence

Policy

Consent

Dept Re

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

Agenda Item No.: **4.1**
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Jeff Horn
Director's Hearing: August 2, 2010

TENTATIVE PARCEL MAP NO. 33081
CEQA Exempt Section 15315
Applicant/Rep.: Paul Furman
Engineer: Massoud Ghiam

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 33081 proposes a Schedule "H" subdivision of 15.0 gross acres into four (4) residential parcels with a 2½ acre minimum lot size.

This project is located in the Lake Mathews / Woodcrest Area Plan of Western Riverside County. More specifically, northerly of Amalfi Drive, southerly of Cajalco Road, easterly of Lounsbury Road and westerly of Athenon Avenue.

ISSUES OF POTENTIAL CONCERN:

The project is located within the Sphere of Influence (SOI) of the City of Riverside, and the City has submitted a letter in response to the proposed project. The letter, dated May 18 2005, comments on three (3) issues of concern the City has with the proposed project.

- 1) **The City's General Plan has a minimum lot size of five (5) gross acre for this parcel:**
The proposed project is designated Rural Community: Estate Density Residential (RD:EDR) (2 acre minimum) on the Lake Mathews Woodcrest Area Plan. Although the project site's land use designation allows for 2 acre minimum lots, the applicant proposes two (2) lots with a minimum lot size of five (5) gross acres, and two (2) lots with a minimum lot size of 2 ½ gross acres. Therefore, two (2) of the proposed parcels are consistent with the City's General Plan, and two (2) of the proposed parcels are large lots that will not cause an adverse impact on the rural nature of the area.
- 2) **The City requests that access to the project site shall be through public dedicated roads, not easements:**
The project is required by the Transportation Department to provide public dedicated access for all portions of site's primary and secondary access routes. Per Condition of Approval **50.TRANS.15 "MAP - ACCESS RD/AGG.CONST1"**, prior to recordation of the Final Map, two access roads shall be constructed to the nearest road maintained for public use. On-site improvements shall include a 60 foot full-width dedicated right-of-way on Baltra Road and 30' half-width existing dedicated right-of-way minimum on Shelton Drive. Off-site access roads shall be the easterly extension of Baltra Road to a paved (County maintained) portion of Baltra Road and the easterly extension of Shelton Drive to a paved (County maintained) Anthenon Avenue.
- 3) **The City requests mitigation fees to be paid for impacts to services:**
The City's request in noted, Staff is of the opinion that impacts are fully mitigated through the County's recommended Conditions of Approval.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Open Space: Conservation Habitat (OS:CH) to the |

- | | |
|----------------------------|---|
| | north, and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the east, south, and west. |
| 3. Existing Zoning: | Residential Agricultural - 2½ Acre Minimum (R-A-2½) |
| 4. Surrounding Zoning: | Residential Agricultural - 1 Acre Minimum (R-A-1) to the north, and Residential Agricultural - 2½ Acre Minimum (R-A-2½) to the east, south, and west. |
| 5. Existing Land Use: | Single Family Residence |
| 6. Surrounding Land Use: | Vacant land to the north and west, and single family residential to the east and south. |
| 7. Project Data: | Total Acreage: 15.00 Total Proposed Lots: 4 Proposed Min. Lot Size: 2½ gross acres Schedule: H |
| 8. Environmental Concerns: | CEQA Exempt per Section 15315 |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 33081**, 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 the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural - 2½ Acre Minimum (R-A-2½) 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 clearly 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).
8. The project proposal is exempt from CEQA pursuant to Section 15315—Minor Land Divisions.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is currently designated as Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Lake Mathews / Woodcrest Area Plan.
2. The proposed use, a Schedule "H" subdivision of 15.0 gross acres into four (4) residential parcels with a 2½ acre minimum lot size, is a permitted use in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation.
3. The project site is surrounded by properties that are designated Open Space: Conservation Habitat (OS:CH) to the north, and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the east and south, and west.
4. The existing zoning for the subject site is Residential Agricultural – 2½ Acre Minimum (R-A-2½).
5. The proposed use, a Schedule "H" subdivision of 15.0 gross acres into four (4) residential parcels with a 2½ acre minimum lot size, is a permitted use in Residential Agricultural - 2½ Acre Minimum (R-A-2½) zoning classification.
6. The project site is surrounded by properties which are zoned Residential Agricultural - 1 Acre Minimum (R-A-1) to the north, and Residential Agricultural - 2½ Acre Minimum (R-A-2½) to the east, south, and west.
7. This project is within the City Sphere of Influence of the City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
8. This project is not needed for inclusion in the Multi-Species Habitat Conservation Area or subject to other MSHCP Criteria at this time.
9. The project proposal meets the criteria for exemption pursuant to CEQA section 15315—Minor Land Divisions which includes: the parcel map must be in an urbanized area zoned for residential land uses and is in conformance with the General Plan and zoning; no variances or exceptions are required; all access and services are available; and the parcel was not involved in a division of a larger parcel within the previous two years.

Additionally, the property is in an urbanized area, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20%.

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition of the proposed project have been received.
2. The project site is not located within:
 - a. A Development Agreement Area;
 - b. A Fault Zone;
 - c. A General Plan Policy Overlay area;
 - d. A Redevelopment area;
 - e. An Agriculture Preserve;

- f. An Airport Influence Area; or,
 - g. An MSHCP Criteria Cell.
3. The project site is located within:
- a. A High Fire Area;
 - b. An area of low and moderate liquefaction potential;
 - c. The boundaries of the Corona-Norco Unified School District;
 - d. The City Sphere of Riverside;
 - e. The Mount Palomar Lighting Ordinance Area;
 - f. The Santa Ana River Watershed;
 - g. The Stephens Kangaroo Rat Fee Area; and,
 - h. The Western Municipal Water District boundary.
4. The subject site is currently designated as Assessor's Parcel Number 285-130-005.
5. This project was filed with the Planning Department on February 2, 2005.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates, April 7, 2005 and April 26, 2007.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,758.98.

JH:jh

Y:\Planning Case Files-Riverside office\PM33081\PM33081.Staff Report.9.2.10.DH.APPROVAL.doc

Date Prepared: 07/08/10

Date Revised: 07/08/10

Vicinity Map



LEGEND

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

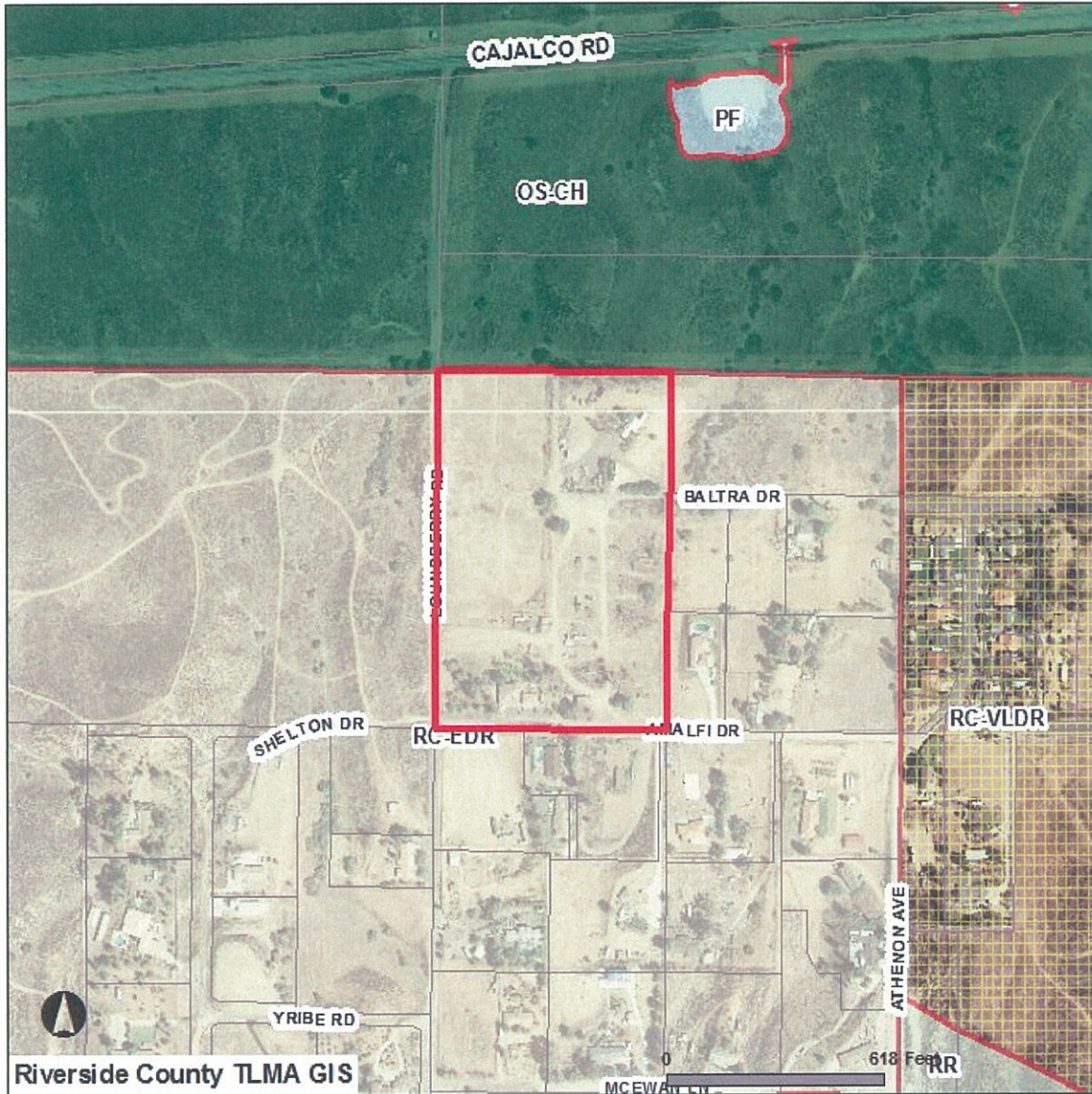
IMPORTANT

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

REPORT PRINTED ON...Thu Jul 08 14:23:00 2010

Version 100412

Genral Plan Land Use



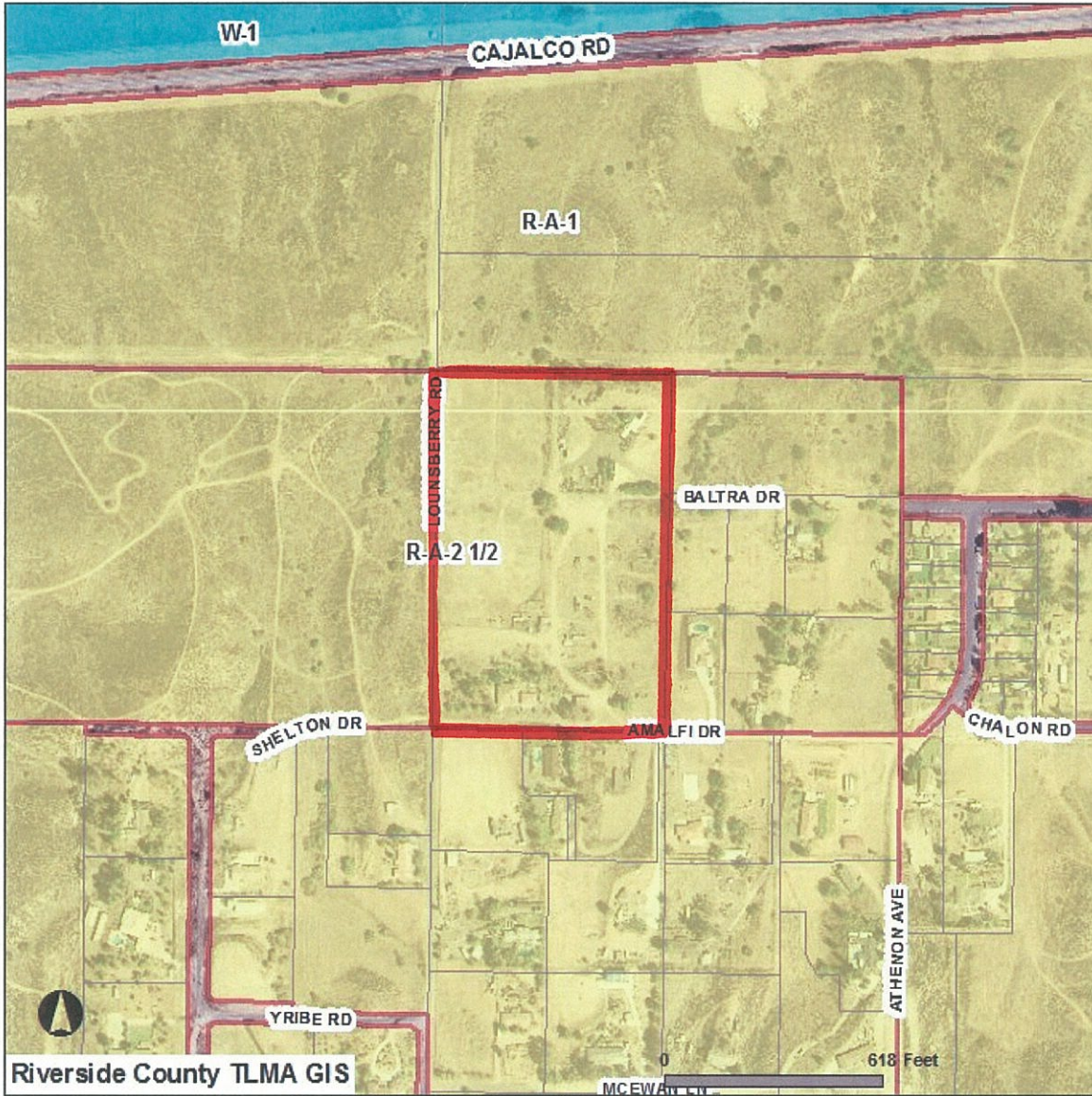
IMPORTANT

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REPORT PRINTED ON...Thu Jul 08 14:12:01 2010

Version 100412

Zoning



ZONING

- | | | | |
|---------|-----------------|------------------|------|
| CASE | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | R-A-1, R-A-2 1/2 | W-1 |

IMPORTANT

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Version 100412

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule H subdivision of 15.0 gross acres into four (4) residential parcels with a 2 1/2 acre minimum lot size.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33081 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33081, Amended No. 1, dated 05/23/06.

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

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

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

10. EVERY. 4 MAP - PROJECT DESCRIPTION RECOMMND

Tentative Parcel Map No. 33081 is a Schedule H subdivision proposal of 15.0 gross acres into four lots with a minimum lot size of 2.5 gross acres.

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

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. 9 MAP-G2.8 MINIMUM DRAINAGE GRAD RECOMMND

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

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.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#13-HYDRANT SPACING RECOMMND

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

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 33081 is a proposal to subdivide 15 acres into 4 legal parcels in the Lake Mathews area. The site is located north of Amalfi Drive, south of Cajalco Road, east of Lounsberry Rd and west of Kirkpatrick Rd.

The topography of the area consists of well-defined ridges and broad watercourses that directs approximately 90 acres of tributary runoff across the eastern portion of the property. Based on topographic mapping and aerial photos it appears that all of proposed Parcel 2 and the east side of Parcel 4 could be subject to sheet flow flooding with flows concentrated along the eastern property line. The finished floor of new structures on Parcel 2 shall be elevated 18 inches above the highest adjacent ground measured at the southern side of the structure. Also, for Parcels 2 and 4 a 100 foot wide setback from the east property line shall be labeled approximate floodplain and kept free of buildings and obstructions. Slope protection shall be provided for fill exposed to erosive flows. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 2

MAP ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures located on Parcel 2 shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2

MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND

appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-2.5 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 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

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

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

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 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

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 County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 19

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

been reached by all parties as to the appropriate mitigation.

10.PLANNING. 20 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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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

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

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.)

RECOMMND

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places 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. 21 MAP - LC LNDSCP REQUIREMENTS

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - LC LNDSCP REQUIREMENTS (cont.) RECOMMND

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

10.PLANNING. 22 MAP - LC LNDSCP SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 (cont.) RECOMMND

prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

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 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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as all areas on the property that are within 100 feet of the Eastern property boundary, as mapped on PM33081, Amd. #2 dated 3/30/2010 with the exception of the existing mobile home and Baltra Rd. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine and Slender-horned spine flower habitat)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 2 MAP - ECS PREP

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

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA (cont.) RECOMMND

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 "A" material as per the California Building Code.

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 10 MAP DELIN ON ECS 100'SETBACK RECOMMND

A 100-foot setback from the east property line shall be placed on the environmental constraint sheet with a note stating, "the approximate floodplain limits must be kept free of all new buildings and obstructions until flood control facilities have been constructed."

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11 MAP-ELEVATE 18 INCHES - ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating, "All new buildings on Parcel 2 shall be floodproofed by elevating the finished floor a minimum of 18 inches above the surrounding finished grade. Erosion protection shall be provided for mobile home supports".

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 2.5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A 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.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. Any common open space areas shall be shown as a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

 numbered lots on the FINAL MAP.

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 County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 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 Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 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. 26 MAP*- ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 27 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit A, Environmental Constraints shown on the approved site plan and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Baltra Road shall be dedicated for public use to provide for a 60 foot full width right-of-way from Lounsberry Road easterly to the east property line of parcel APN: 287-130-009 as shown on Amended Map No. 2 of PM33081.

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

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

50.TRANS. 4 MAP - AGGREGATE/32' GRADED RECOMMND

Baltra Road along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full width dedicated right-of-way as approved by the Transportation Department.

Shelton Drive and Lounsberry Road along project boundary

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - AGGREGATE/32' GRADED (cont.) RECOMMND

shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full width dedicated right-of-way as approved by the Transportation Department.

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 10 MAP - IMP PLANS RECOMMND

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

50.TRANS. 11 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 15 MAP - ACCESS RD/AGG.CONST1 RECOMMND

Two access roads to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - ACCESS RD/AGG.CONST1 (cont.) RECOMMND

within a 60 foot full-width dedicated right-of-way on Baltra Road and 30' half-width existing dedicated right-of-way minimum on Shelton Drive in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Baltra Road to a paved County maintained portion of Baltra Road.

Said off-site access road shall be the easterly extension of Shelton Drive to a paved County maintained Anthenon Avenue.

50.TRANS. 20 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 26 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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. 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. 2 GRADE - SEPTIC RECOMMND

This Department has reviewed the soils data available in the AMPAC Proj. No.04-8887, dated 11-10-04 and we will permit Domestic Sewage Disposal from the individual parcel/lot as follows: For each 100 gallons of septic tank capacity, 55 sq. ft. of bottom area of leach lines only. The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual parcel. If any grading is performed affecting the areas of subsurface sewage disposal systems, the noted rate assigned by the Department of Environmental Health is nullified.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 2 GRADE - SEPTIC (cont.)

RECOMMND

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

60.E HEALTH. 3 GRADE - PLAN REQMENTS

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:

- 1) The proposed cuts and/or fills in the areas of the sewage disposal systems.
- 2) The primary sewage disposal system and its 100% expansion.
- 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 a natural undisturbed soil at the depth of the percolation tests performed.
- 5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

60.E HEALTH. 4 GRADE - PLAN COPIES & SCALE

RECOMMND

A copy of the grading plan, duly signed by the soils engineer on a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data to include the 100% expansion, shall be submitted for the Department of Environmental Health review and approval.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The project site supports a Riparian/Riverine feature, which supports suitable habitat for Slender-horned spine flower. With the exception of the existing mobile home and Baltra Rd, all areas on the property, within 100 feet of the Eastern property boundary, as mapped on PM33081, Amd. #2 dated 3/30/2010, will be clearly delineated on the

PARCEL MAP Parcel Map #: PM33081

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - GRADING PLAN CHECK (cont.)

RECOMMND

Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

The biological work plan must include the removal of all stockpiles which were observed within the drainage feature during a site visit on 7/13/2010.

60.EPD. 3 - FENCING

RECOMMND

The project site supports a Riparian/Riverine feature, which supports suitable habitat for Slender-horned spine flower. With the exception of the existing mobile home and Baltra Rd, all areas on the property, within 100 feet of the Eastern property boundary, as mapped on PM33081, Amd. #2 dated 3/30/2010, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis" Dated: February 22, 2008. The document must be prepared by a biologist who has an MOU

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - FENCING (cont.) RECOMMND

with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 33081 is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 19 MAP - LEACH FIELD RELOCATION RECOMMND

Prior to the issuance of grading permits for Parcel 2, the Grading Plan shall show the location of the leach field outside of the designated floodplain.

A letter of approval, verifying the new leach field location for Parcel 2, shall be provided by the Environmental Health Department.

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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.

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCING PLAN

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The project site supports a Riparian/Riverine feature, which supports suitable habitat for Slender-horned spine flower. With the exception of the existing mobile home and Baltra Rd, all areas on the property, within 100 feet of the Eastern property boundary, as mapped on PM33081, Amd. #2 dated 3/30/2010, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

80.EPD. 2 MAP - BIO MONITORING REPORT

RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) RECOMMND

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. Cul-de-sac length shall not exceed 660 feet in a high fire area, therefor, Baltra shall be built out prior to construction and connect to Lounsberry Rd. and follow County and transportation guidelines for street widths.

80.FIRE. 3 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 33081 is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees have been adopted.

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

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco 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.

80.PLANNING. 11 MAP - LEACH FIELD RELOCATION RECOMMND

Prior to the issuance of any building permit for Parcel 2, an approval letter verifying acceptance of the new leach field location (outside of the designated Floodplain) for Parcel 2, shall be provided by the Environmental Health Department.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

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

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

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 County of Riverside Economic Development Agency (EDA) for CSA No. 152.

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 15.0 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

07/21/10
16:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

PARCEL MAP Parcel Map #: PM33081

Parcel: 285-130-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.) RECOMMND
 required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND
 Prior to the issuance of an occupancy permit, the project
 proponent shall pay the Transportation Uniform Mitigation
 Fee (TUMF) in accordance with the fee schedule in effect at
 the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - UTILITY INSTALL GP ROADS RECOMMND
 Electrical power, telephone, communication, street
 lighting, and cable television lines located on General
 Plan road, shall be placed underground in accordance with
 ordinance 460 and 461, or as approved by the Transportation
 Department. This also applies to existing overhead lines
 which are 33.6 kilovolts or below along the project
 frontage and between the nearest poles offsite in each
 direction of the project site.

A certificate should be obtained from the pertinent utility
company and submitted to the Department of Transportation
as proof of completion.

COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **March 9, 2005**

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Regional Parks & Open Space
Geologist
EPD
Donna Duron
Riv. Co. Waste
Sheriff's Dept.
CSA # 152
EDA
Supervisor Buster

Commissioner Roth
Riverside Transit Agency
City of Riverside
Corona/Norco Unified School Dist.
Western Municipal Water Dist.
So. Calif. Edison
SBC
CA Dept of Fish and Game
Caltrans #8
Caltran Aeronautics Division – David Cohen
Greater Lake Mathews Area Association

PARCEL MAP NO. 33081 - EA No. 40034 - Applicant: Paul Furman - Engineer/Representative: Paul Furman - First Supervisorial District – Cajalco Zoning District – Lake Matthews/Woodcrest Area Plan – Location: The property is located north of Amalfi Drive, south of Cajalco Road, east of Lounsberry Road and west of Kirkpatrick Road. – 15.0 gross acres – Zoning: Residential Agriculture with 2½ -acre Minimum (R-A-2½) - REQUEST: Parcel Map No. 33081 is a proposal to subdivide 15.0 gross acres into 4 legal parcels. - Schedule "H" - APN: 285-130-005 – Other Concurrent Cases: EA40034 - Related Cases: N/A (1st Submittal)

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on April 7, 2005** . **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, **Kim Tran** , Project Planner, at (909) 955-2217.

COMMENTS:

FILE COPY

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 16, 2005

Kim Tran, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: Parcel Map No. 33081 – EA No. 40034
Proposal: Subdivide 15.0 acres into 4 legal parcels.
APN#: 285-130-005

Dear Ms. Tran:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Amalfi Drive, south of Cajalco Road, east of Lounsberry Road, and west of Kirkpatrick Road in the Lake Matthews/Woodcrest Zoning Area, 1st Supervisorial District. The project is a proposal to subdivide 15.0 acres into 4 legal Parcels. The project site is zoned (R-A-2.5). This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. 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 to:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. 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. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3285.

Sincerely,

Ron Wymore
Planner I

DM # 32900



John V. Rossi
General Manager

S.R. Al Lopez
President

Kevin D. Jeffries
Vice President

Elizabeth L. Cunnison
Secretary/Treasurer

Wayne H. Holcomb
Director

Donald D. Galleano
Director

April 4, 2005

Kim Tran
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

CONDITIONS OF APPROVAL
PARCEL MAP NO. 33081
ID-2, T4S, R5W, SECTION 11

This letter is in response to your letter dated 3-9-05.

Western Municipal Water District (Western) would like to submit the following items for Conditions of Approval for the above mentioned project:

1. When water service is requested for any new parcels, an individual water service will be required. Installation of a water service requires payment of Western's Added Facilities Charge, Distribution System Fee, meter, participation fee and any other costs associated with installation of a domestic water meter assembly.
2. If a domestic water pipeline does not front a customer's property, a long service installation is required. A long service comprises of two components, the meter assembly and the lateral. The water meter assembly is installed at the edge of the public right-of-way, at a location that is the minimum distance to the nearest domestic water pipeline. The customer is required to install the lateral to the outlet of the meter and continue the pipeline installation to the customer's property. The length of the lateral cannot exceed 600 feet.
3. The customer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

Please contact Western's Development Services Department at (909) 789-5000 for further information. Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.


MIKE MARIN
Engineering Department

MM/bj

CC: File -- NIC

Enc: Letter
Drawing



"People Serving
People"

CITY OF RIVERSIDE

May 18, 2005

Kim Tran, Project Planner
Riverside County Planning Department
Riverside, CA 92502-1409

**Subject: PARCEL MAP NO. 33081, EA NO. 40034—FOUR LOTS ON 15 ACRES
LOCATED NORTH OF AMALFI DRIVE, SOUTH OF CAJALCO ROAD,
EAST OF LOUNSBERRY ROAD AND WEST OF KIRKPATRICK ROAD**

Dear Ms. Tran:

This letter is in response to your request for agency comments on the above cases. Please forward these comments to the applicant.

The project site is located in the City's Sphere of Influence (SOI). The City's General Plan for this site includes two different designations as noted on the enclosed map. The designations are A/RR – Agricultural/Rural Residential, with the northern portion of the property in RAT– Kangaroo Rat Habitat. The A/RR designation permits a maximum density of 0.2 dwelling units per acre.

In reviewing this project the City has the following comments:

- ▶ We note that the map is consistent with the County's General Plan density of two dwelling units per acre. However, the City's General Plan shows this property being developed with a minimum lot size of 5 acres. We would prefer that the map be reduced in density to more closely comply with the City's General Plan;
- ▶ The map does not clearly show that dedicated improved roads, rather than ingress and egress easements, exist in the area or are proposed within the subject development. We would prefer that such dedicated and improved roads be provided for access to the proposed subdivision;
- ▶ Finally, this map directly impacts City services, including roads and parks, without contributing its fair share of cost to support these services. It is recommended that this development be required to pay City Local Park Mitigation Fees of \$2,992 per unit, a City Regional Park Mitigation Fee of \$2,535 per acre (assessed only on the first acre and prorated for smaller lots) and City Railroad/Traffic Impact Fees of \$190 and \$525 per unit, respectively. These fees should be made payable to the City of Riverside prior to the issuance of any building permits. We ask that the conditions of approval for the map clearly state that the fees are to be paid prior to issuance of any building permits and provide a mechanism insuring that the fees are paid directly to the City.

PLANNING AND BUILDING DEPARTMENT

3900 MAIN STREET • RIVERSIDE, CALIFORNIA 92522 • (951) 826-5371
FAX: (951) 826-5981 • www.riversidcca.gov

Please send us copies of all revised plans, staff reports, environmental reviews and notices regarding this project and all related planning approvals. Should you have any questions, please contact Mr. Kraus, Annexation Program Coordinator, at 951-826-5166 or jkraus@riversideca.gov . Thank you for the opportunity to comment on this proposal.

Sincerely,



for Ken Gutierrez
Planning Director

c: Tom Evans, Interim City Manager
Michael Beck, Assistant City Manager
Ronald Loveridge, Mayor
Riverside City Council Members
Robert Johnson, County Planning Director
Jeff Kraus, Annexation Program Coordinator

RIVERSIDE
COUNTY



COMPREHENSIVE PLANNING REVIEW

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Bradley J. Hudson
Assistant County Executive Officer/EDA

TO: Kim Tran, Project Planner
CC: Kathy Thomas, Tina English, Aurelio Aguirre, Sanaa Azar

FROM: Serena Chow, Senior Development Specialist

DATE: April 6, 2005

SUBJECT: Parcel Map 33081; Paul Furman

The above noted Parcel Map application has been reviewed and logged into the EDA database for tracking purposes only. There are no EDA Conditions of Approval for this project.

APN: 287-130-005

Project: PM 33081: Subdivide 15 acres into 4 parcels

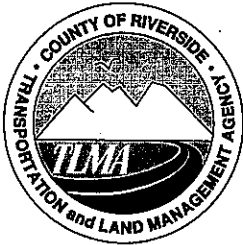
Location: Thomas Guide Page 775 G4
Northeast corner of Lounsberry Road and Amalfi Drive south of Cajalco Road in the Lake Matthews community.

District: 1st District

The project is not within a Redevelopment Project Area.

The project is located within CSA 152 (Countywide). Additional County Service Area conditions may be required.

S:\Strategic Planning\Planning\LDC Comments\z_LDC Tracking Only (parcel).doc



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



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

**APPLICATION FOR SUBDIVISION
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> REVISED MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> MINOR CHANGE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: PM33081

A. APPLICATION INFORMATION

1. Applicant's Name: PAUL FURMAN Email: _____
 Mailing Address: 16111 CAJALCO RD
PERRIS, CA 92570 STREET _____
 Telephone No.: (951) 780-7590 CITY STATE ZIP _____ (8am - 5pm)
 Fax: _____

2. Owner's Name: SAME AS APPLICANT Email: _____
 Mailing Address: _____
 STREET _____
 Telephone No. () _____ CITY STATE ZIP _____ (8am - 5pm)
 Fax: _____

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: MASSOUD GHIAM Email: MASSOUDG98@YAHOO.COM
 Mailing Address: 60 AVANZARE, IRVINE, CA 92606
 Telephone No. (949) 307-5410 Fax: (310) 835-5749 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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 your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: *Paul Furman*

Form 295-2011 (Rev. 23May02) Date: 2-10-05

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): Paul Sumner
(All owners must sign) (Written authority may be attached)
Mary J. Furman
(Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 285-130-005-8
- 2. Section: 11 Township: T4S Range: R5W
- 3. Approximate Gross Acreage: 15.00 ACRES
- 4. General Location (street address, cross streets, etc.): 16111 CAJALCO RD
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

PROJECT INFORMATION

- 1. Proposal (Describe Project): SUBDIVIDE THIS PROPERTY TO FOUR PARCELS.
- 2. Related cases filed in conjunction with this request: NONE
- 3. Is there a previous application filed on the same site? Yes No
Case No. _____ (Parcel Map, Zone Change, etc.)
E.A. No. (If known) _____ E.I.R. No. (If applicable) _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service?
Number of feet or miles _____
- 5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service?
Number of feet or miles 5
- 6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 0
Amount of fill = cubic yards 0

8. Does the project need to import or export dirt?

Import Export Neither

9. How many truck loads? — truck loads.

10. What is the source/destination of the import/export? —

11. What is the square footage of the usable pad area? (That area excluding all slopes?)
100% square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: —

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

Yes No

If so, will any structure exceed fifty (50) feet in height (above ground level)?

Yes No

15. Does the subdivision exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check Answer

Santa Ana River
 San Jacinto River

Santa Margarita River
 Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that (Check One below):

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/
Representative (1) Paul Thurman Date 2-10-05

Owner/
Representative (2) Mary J. Furman Date 2-10-05

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 33081 – CEQA EXEMPT - Applicant: Paul Furman - Engineer/Representative: Paul Furman - First Supervisorial District – Cajalco Zoning District – Lake Matthews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Amalfi Drive, southerly of Cajalco Road, easterly of Lounsberry Road, and westerly of Athenon Avenue. – 15.0 gross acres – Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule "H subdivision of 15.0 gross acres into four (4) residential parcels with a 2½ acre minimum lot size. - APN: 285-130-005. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: August 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/8/2010,

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

APN (s) or case numbers Pm 33081 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'.

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

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

NAME: Vinnie Nguyen

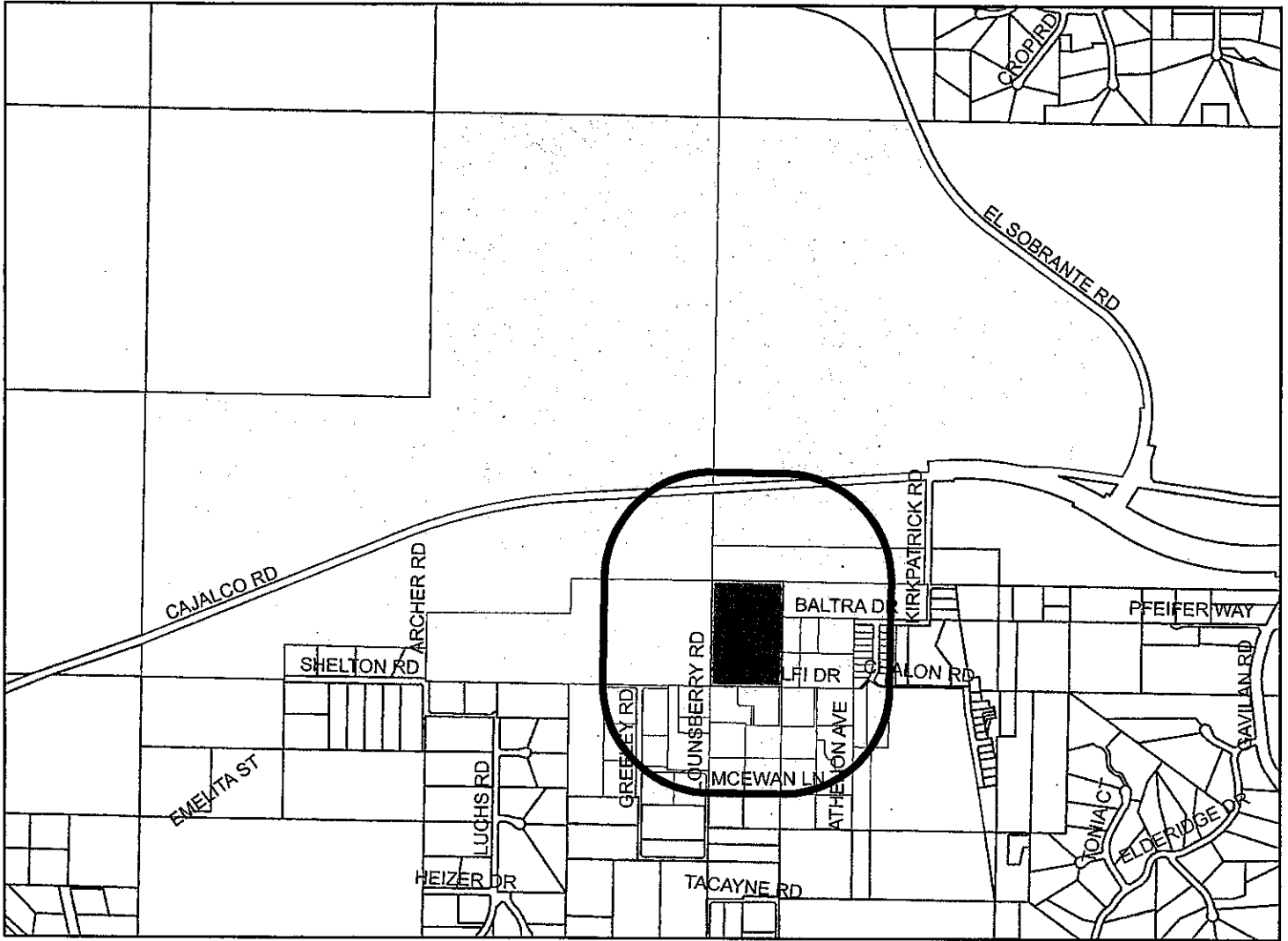
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

checked by
Valderr
ekp: 1.8.11

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

1000 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 287-040-025 | 287-040-026 | 287-090-024 | 285-141-007 | 285-142-005 | 285-141-005 | 287-090-022 | 287-090-026 | 287-090-030 | 287-090-033 |
| 287-040-024 | 285-142-001 | 285-130-009 | 285-141-001 | 285-141-004 | 287-090-028 | 285-142-002 | 287-040-016 | 285-142-009 | 287-090-012 |
| 285-142-006 | 287-090-031 | 287-040-007 | 285-141-003 | 285-141-009 | 287-090-037 | 287-040-001 | 285-142-003 | 287-090-038 | 285-130-013 |
| 287-090-035 | 287-090-027 | 287-040-018 | 285-130-014 | 285-120-030 | 285-120-023 | 285-120-022 | 285-120-029 | 287-090-018 | 285-130-005 |
| 287-090-007 | 285-130-004 | 287-040-023 | 285-141-006 | 287-090-036 | 285-142-008 | 285-141-008 | 285-141-002 | 285-130-007 | 287-090-013 |
| 287-040-006 | 287-040-017 | 285-130-006 | 285-130-011 | 285-142-007 | 287-090-001 | 287-040-008 | 285-120-007 | 287-090-015 | 287-090-025 |
| 285-142-004 | | | | | | | | | |



1,600 800 0 1,600 Feet

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San Bernardino, CA 92401-1400

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

ATTN: Art Cassel
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Lake Mathews, CA 92504-9648

Corona-Norco Unified School District
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Norco, CA 91760

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California State Dept. of Fish & Game
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Southern California Edison
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Rosemead, CA 91770

Western Municipal Water District
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Riverside, CA 92508-2449

Applicant/owner
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Perris, CA 92570

Applicant/owner
Paul Furman
16111 Cajalco Rd.
Perris, CA 92570

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
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(951) 955-3200

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(951) 694-5242

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

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