

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: July 20, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 36099 – 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 type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Please schedule on the August 10, 2010 BOS Agenda

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

Notice of Exemption
Fish & Game Receipt (CFG5459)

*file copy
BOS sent 7-28-10*

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

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

*Ron
7/26/10
11:00*

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 29, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 36099 – CEQA Exempt – Applicant: Manuel Luna & Maria Tomasa – Engineer/Representative: The Holt Group - Fourth Supervisorial District - Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.) – Location: Northerly of West 14th Avenue, southerly of Interstate 10, westerly of Defrain Boulevard, easterly of Arrowhead Boulevard – 10.42 gross acres - Zoning: Light Agriculture (A-1) (One Acre Min.) - REQUEST: Schedule H subdivision of 10.42 gross acres into four (4) residential parcels – APN 824-200-028. (Quasi-judicial)

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on June 14, 2010.

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

APPROVED TENTATIVE PARCEL MAP NO. 36099, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

Initials:
RG:vg
RM

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

Policy

Consent

Dept/Re

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

Agenda Item No.:
Area Plan: Palo Verde Valley
Zoning District: North Palo Verde Valley
Supervisorial District: Fourth
Project Planner: Matt Straite
Directors Hearing: June 14, 2010

Tentative Parcel Map No. 36099
E.A. Number: CEQA Exempt
Applicant: Manuel and Tomasa Luna
Engineer/Rep.: The Holt Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36099 proposes a Schedule H subdivision of 10.42 gross acres into four (4) residential parcels.

The project is located in the Palo Verde Valley Area Plan, more specifically the project is northerly of West 14th Avenue, southerly of Interstate 10, westerly of Defrain Boulevard, easterly of Arrowhead Boulevard

SUMMARY OF FINDINGS:

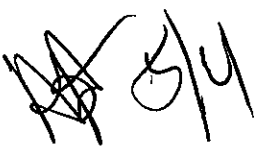
- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Single Family |
| 2. Surrounding Land Use (Ex. #1): | Vacant and single family to the north, south, east and west. |
| 3. Existing Zoning (Ex. #3): | Light Agricultural- One Acre Minimum (A-1-1) |
| 4. Surrounding Zoning (Ex. #3): | Light Agricultural- One Acre Minimum (A-1-1) to the north, south, east and west. |
| 5. General Plan Land Use (Ex #5) | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.) |
| 6. Project Data: | Total Acreage: 10.42 gross acres |
| 7. Environmental Concerns: | CEQA Exempt per Guidelines section 15061(3) |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 36099**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agricultural- One Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.



5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.) on the Palo Verde Valley Area Plan.
2. The proposed residential parcels with a minimum of one (1) acre, are permitted in the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.).
4. The zoning for the subject site is Light Agricultural- One Acre Minimum (A-1-1).
5. The proposed residential subdivision is consistent with the development standards set forth in the Light Agricultural- One Acre Minimum (A-1-1) zone.
6. The project site is surrounded by properties which are zoned Light Agricultural- One Acre Minimum (A-1-1) to the north, south east and west.
7. There are single family residences and agricultural uses within the vicinity of the proposed project.
8. This project is not located within a Criteria Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
9. The project is exempt from CEQA review per CEQA Guidelines section 15061(3) which explains that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The County has determined that no significant environmental effects will result from the subdivision of the proposed project site because the proposed project will not substantially alter the existing conditions of the site per the County review of the project, the Conditions of Approval, and the supporting documentation provided for the entitlement. More specifically, the property is not near a scenic corridor and will adhere to the County Design Guidelines. The property has been farmed and the proposed lots are large enough to permit continued farming activities. The project is proposing the addition of three new lots and possible units to the County which will not impact the air quality, population or housing, noise and will not result in the creation or transport of hazardous products. Additionally, the existing transportation, recreation, public services and utility infrastructure are sufficient to accommodate the unit increase possible as a result of the proposed subdivision. The project is consistent with the land use and will not be impacting the mineral resources as no mining is proposed. The project will not restrict or impact existing hydrology flows or blue line streams, and no endangered species were identified on the site. The site has been disturbed and has limited potential for cultural resources.

INFORMATIONAL ITEMS:

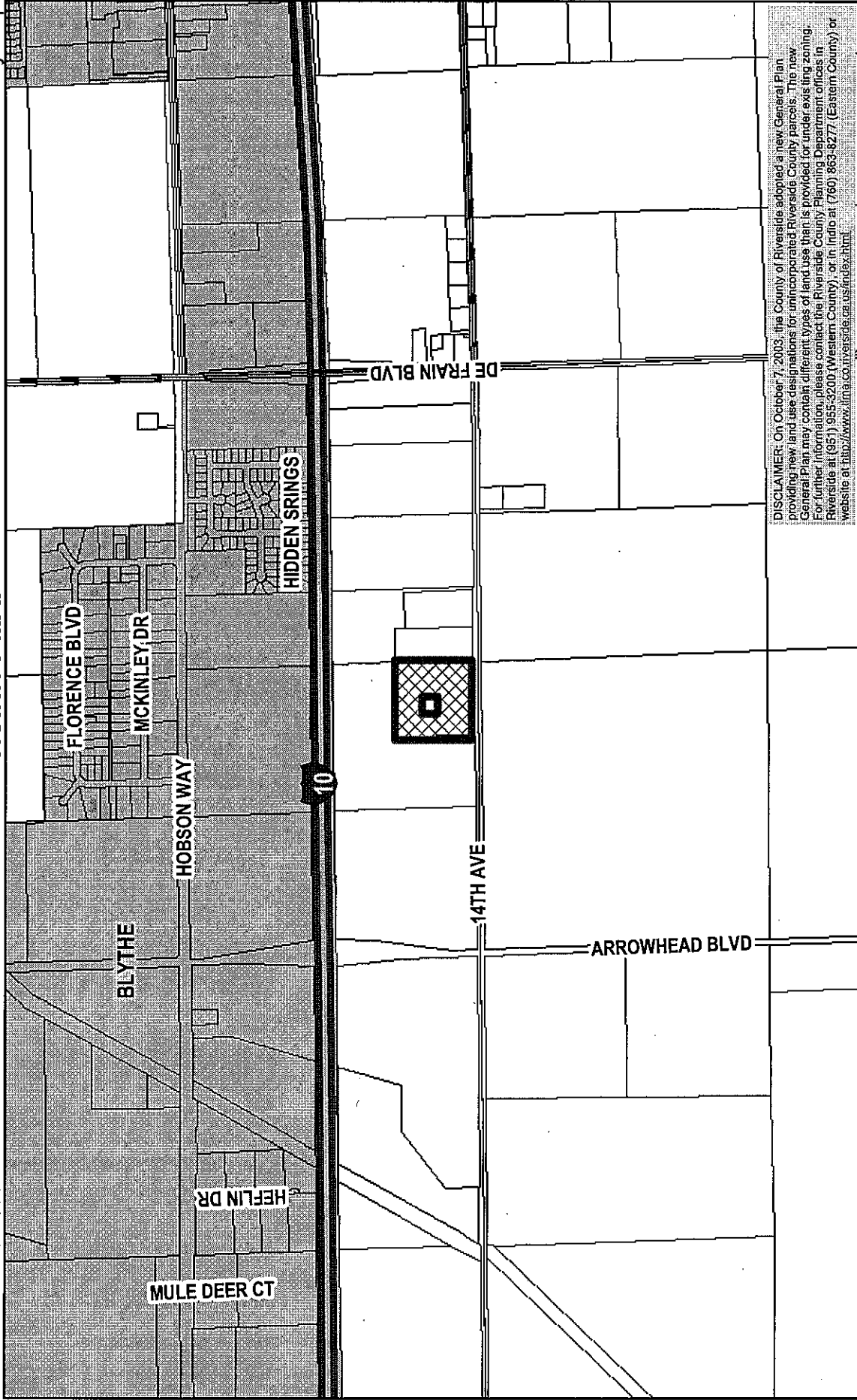
1. As of this writing staff received no letters in opposition or in favor of this project.
2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area;
 - b. General Plan Policy Overlay Area;
 - c. A Flood Zone; or,
 - d. The CVMHSCP fee area.
3. The project site is located within:
 - a. The boundaries of the Palo Verde Unified School District,
 - b. An area of Very High liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 824-200-028.
5. The project was filed with the Planning Department on December 8, 2008.
6. The project was reviewed by the desert office Land Development Committee two times on the following dates, January 22, 1009 and February 11, 2009.
7. Deposit based fee charged for this project and the related specific plan, as of the time of staff report preparation, total \$17,137.

Supervisor Wilson
District 4

Date Drawn: 1/15/09

PM36099 VICINITY MAP

Planner: Judy Deertrack
Date: 2/18/09
Vicinity Map



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rfdma.co.riverside.ca.us/index.html>

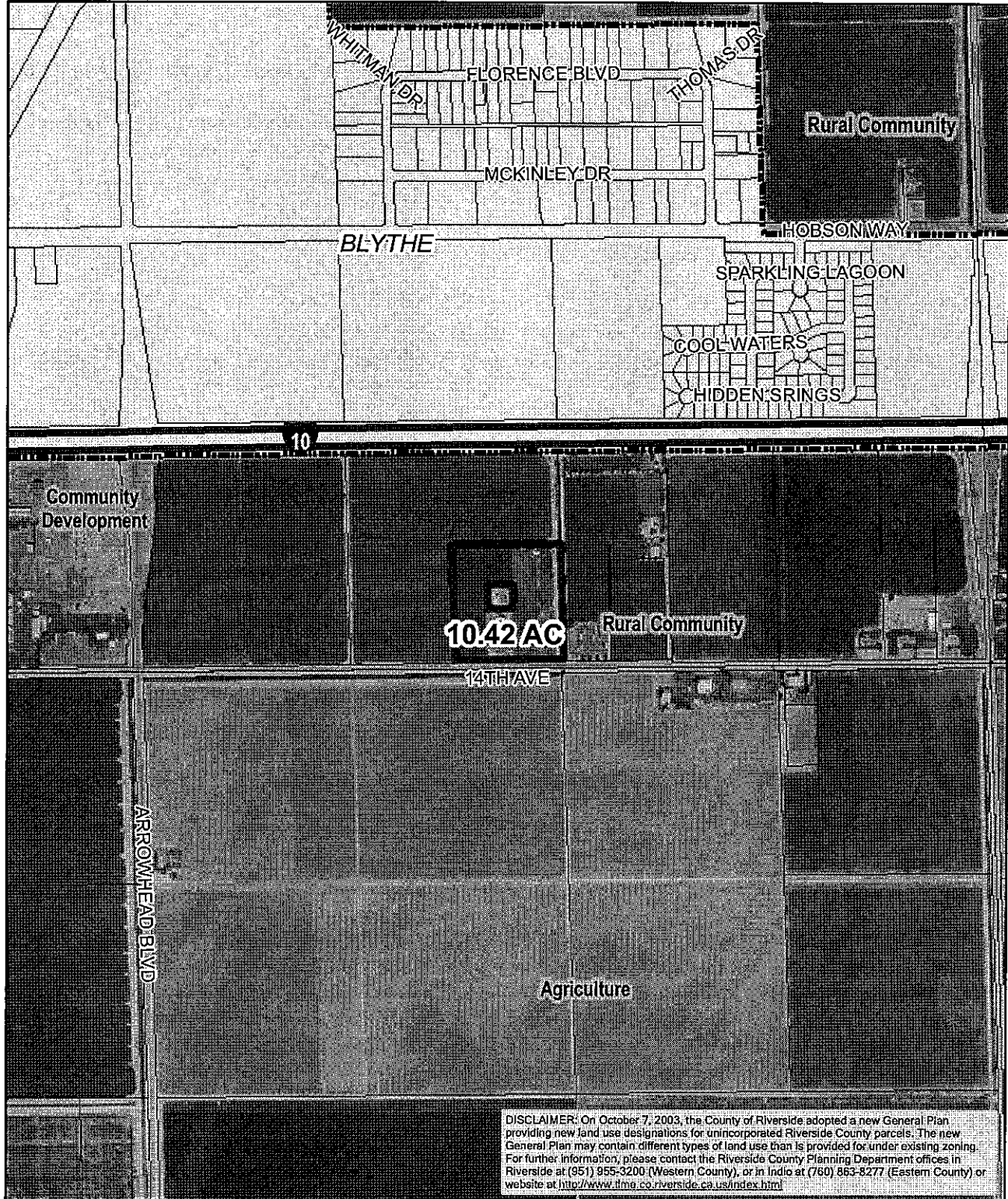
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Blythe
Township/Range: T6SR22E
Section : 36

Assessors
Bk. Pg. 824-20
Thomas
Bros. Pg. 5551 A1



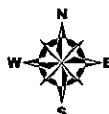
DEVELOPMENT OPPORTUNITY



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rmcg.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Blythe
Township/Range: T6SR22E
Section: 36



Assessors
Bk. Pg. 824-20
Thomas
Bros. Pg. 5551 A1

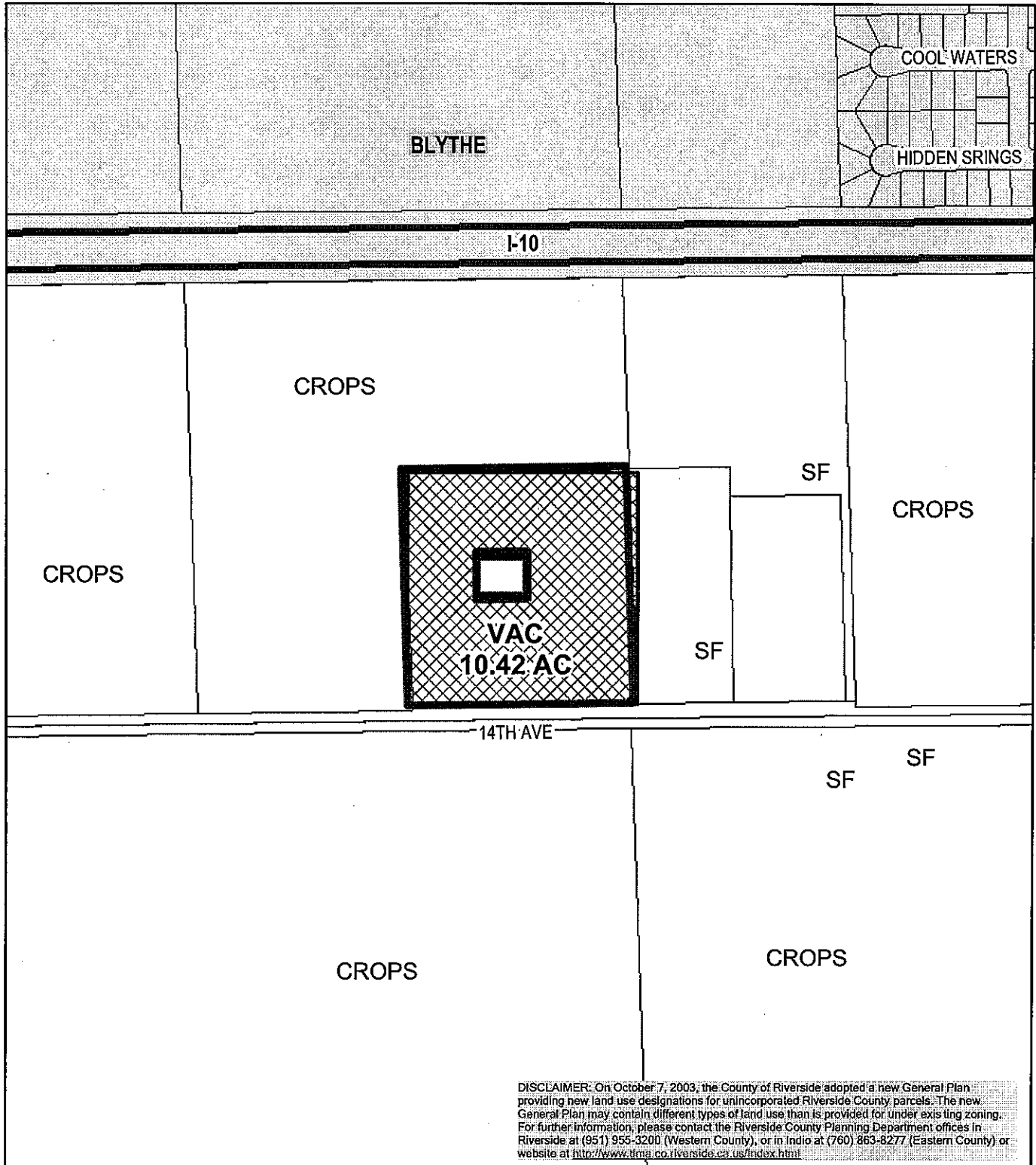


Supervisor Wilson
District 4
Date Drawn: 1/15/09

PM36099

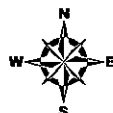
Land Use

Planner: Judy Deertrack
Date: 2/18/09
Exhibit 1



District: Blythe
Township/Range: T6SR22E
Section: 36

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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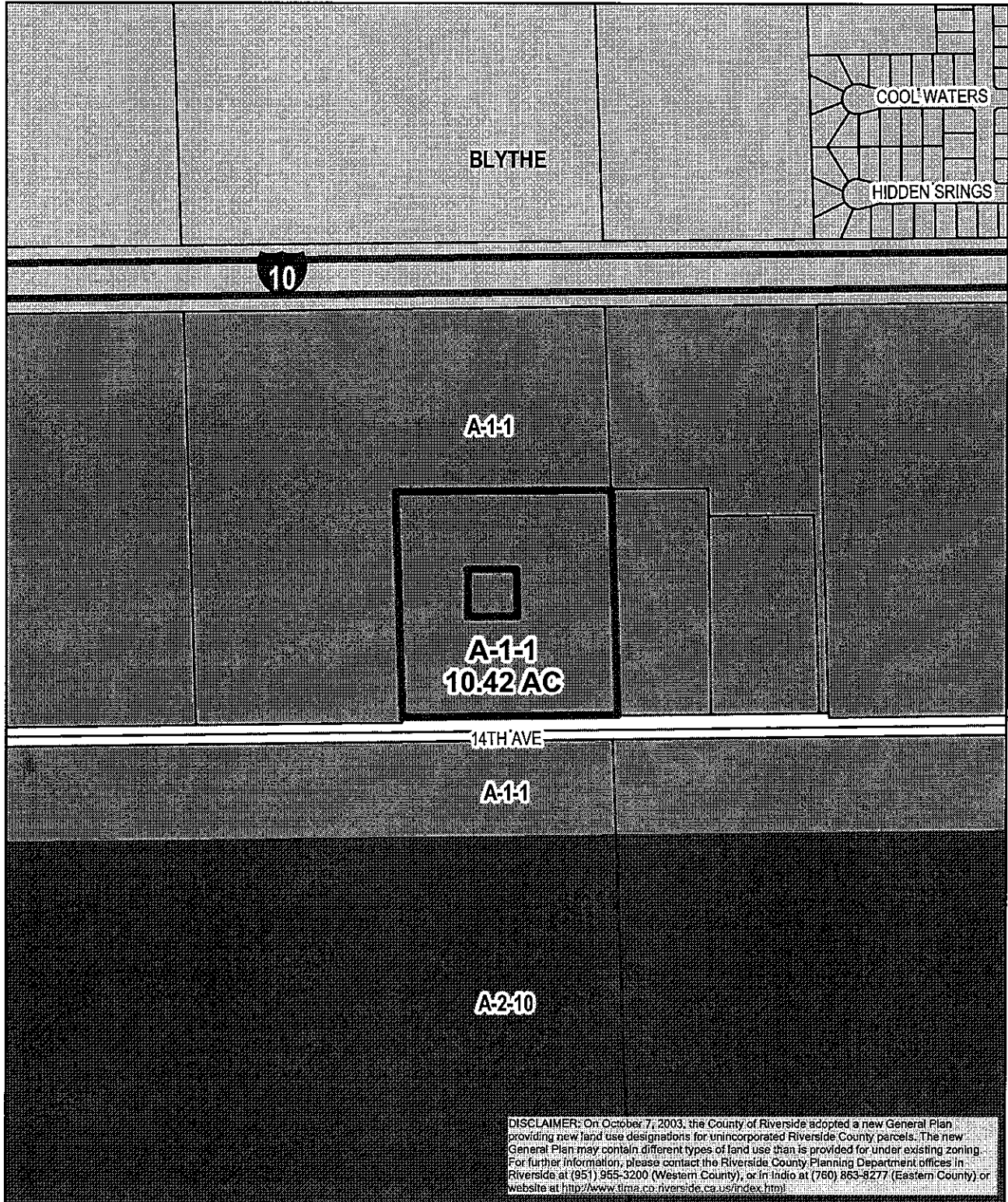


Supervisor Wilson
District 4
Date Drawn: 1/15/09

PM36099

EXISTING ZONING

Planner: Judy Deertrack
Date: 2/18/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Blythe
Township/Range: T6SR22E
Section : 36



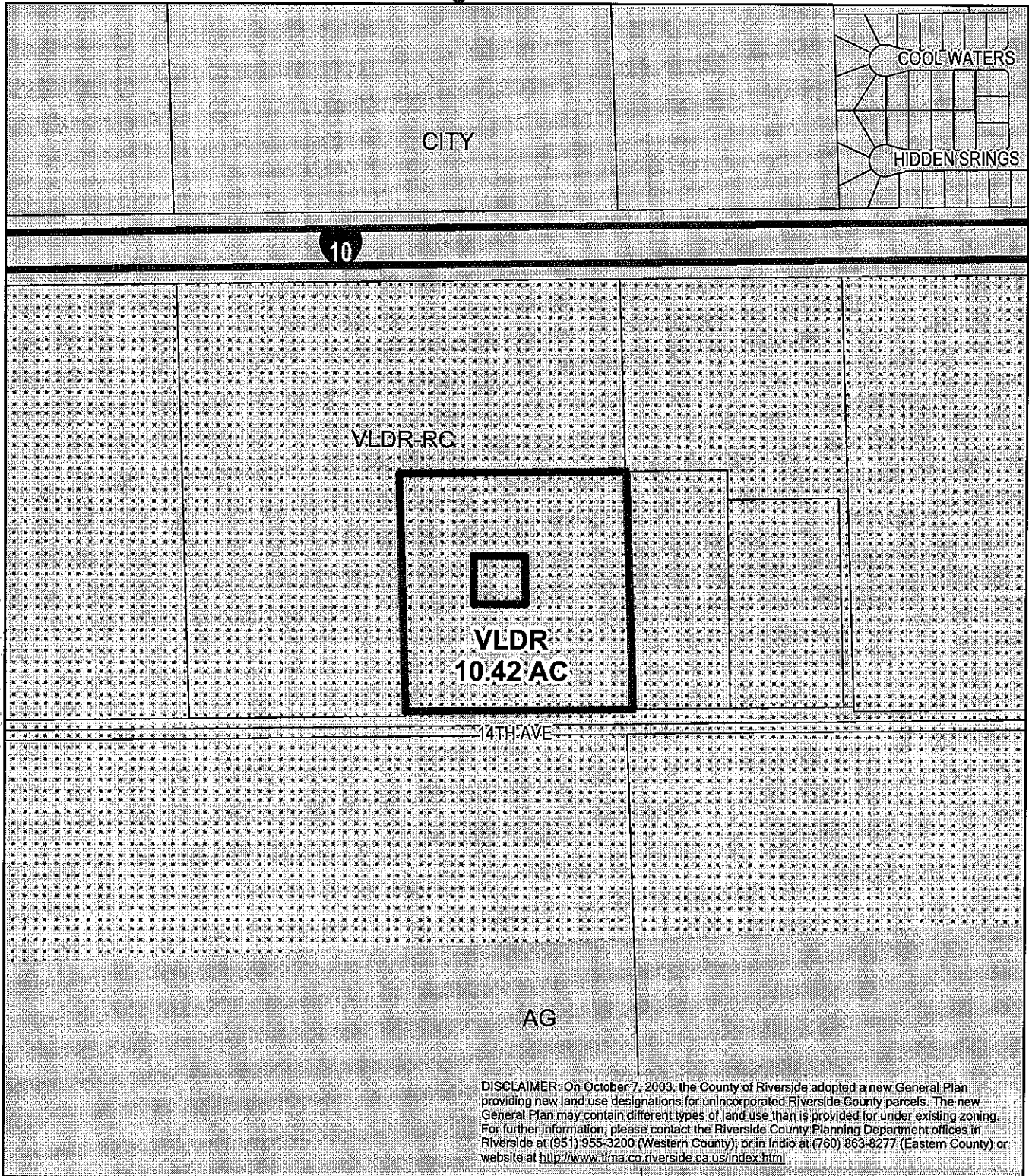
Assessors
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Thomas
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Supervisor Wilson
District 4
Date Drawn: 1/15/09

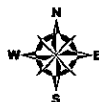
PM36099
Existing General Plan

Planner: Judy Deertrack
Date: 2/18/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Blythe
Township/Range: T6SR22E
Section : 36



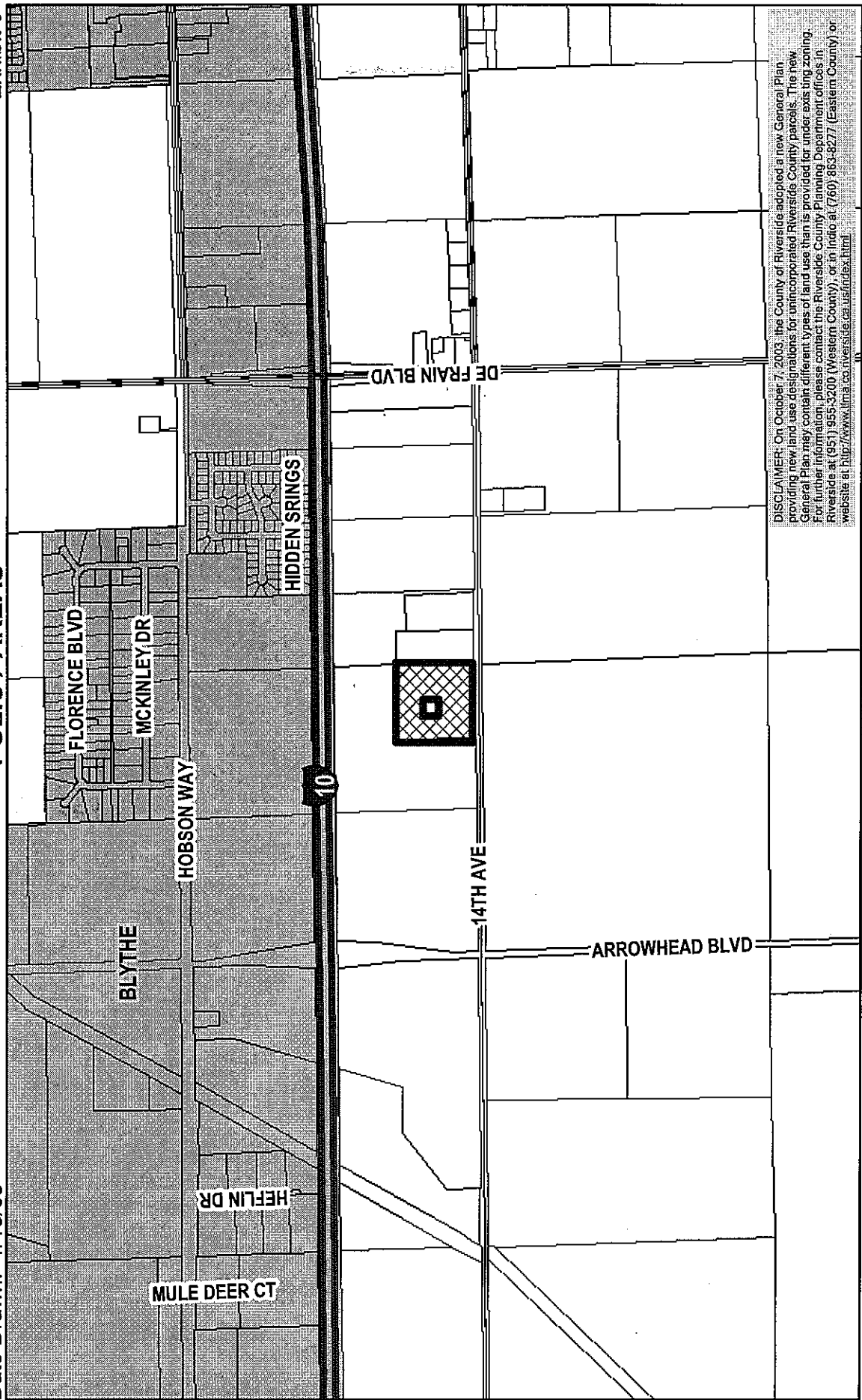
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Thomas
Bros. Pg. 5551 A1



Supervisor Wilson
District 4
Date Drawn: 1/15/09

Planner: Judy Deertrack
Date: 2/18/09
Exhibit 8

PM36099
POLICY AREAS



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County), or website at <http://www.ltrm.ca.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 824-20
Thomas
Bros. Pg. 5551 A1

District: Blythe
Township/Range: T6SR22E
Section : 36



PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36099 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36099, Amended No. 1, dated 2/11/09.

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

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

This Schedule H land division hereby permitted is to divide approximately 10.42 acres into four (4) parcels located within Assessors Parcel Number 824-200-028.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

05/10/10
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

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

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

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

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

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

[condition for commercial/industrial parcel maps]...A GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

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.

10.BS GRADE. 16 SMP G-26 APPROVED CONDITIONS NOTAPPLY

ALL PRIOR BUILDING & SAFETY DEPARTMENT CONDITIONS APPROVED UNDER SURFACE MINING PERMITRECLAMATION PLAN)___ (insert case number)___ (INCLUDING OTHER REVISIONS AND SUBSTANTIAL CONFORMANCES) SHALL REMAIN IN EFFECT DURING THE LIFE OF THIS ___ (REVISED PERMIT/SUBSTANTIAL CONFORMANCE)___ UNLESS SPECIFICALLY REMOVED OR REPLACED BY ANOTHER CONDITION.

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP-ALTERNATIVE SEPTIC SYSTEMS

RECOMMND

Alternative septic systems may be required due to elevated groundwater. Special testing for elevated groundwater by the soils engineer of record is required to determine if conventional septic systems are feasible.

10.E HEALTH. 2 MAP-INDIVIDUAL WELLS

RECOMMND

Individual wells for potable water supply are required for each lot. Well drilling permits must be obtained from Environmental Health Department.

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 1000 GPM for 2-hour duration at 20 PSI.

If no water is available, follow NFPA 1142 guidelines for water tanks.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT 3/2/09

RECOMMND

Parcel Map No. 36099 is proposal to divide 10.42 acres into 4 residential parcels. The site is located in the Blythe area, north of West 14th Avenue, south of Interstate 10, east of Arrowhead Boulevard, and west of Defrain Boulevard.

The site is characterized by poor drainage with a extremely mild slope to the southeast. The site is subject to sheet flow and/or ponding of stormwater. In order to prevent flood damage, new structures should have the finished floor elevated 3 feet above the surrounding ground, as indicated on the submitted exhibit. It appears the finished floor of the building on Lot 4 is erroneously labeled to be at elevation 268 feet instead of 258 feet.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT 3/2/09 (cont.) RECOMMND

(BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the Riverside County Water Quality Management Plan template.

Any grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. However, a storm of unusual magnitude could cause damage.

10.FLOOD RI. 2 MAP ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 36 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 3 MAP PERP DRAINAGE PATTERNS RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the A-1 zone.

10.PLANNING. 6 MAP - CITY OF BLYTHE RECOMMND

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

10.PLANNING. 7 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 9 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

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

10. GENERAL CONDITIONS

10.PLANNING. 9

MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 13

MAP - LOW PALEO

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

10.PLANNING. 14

MAP - GEO02118

RECOMMND

County Geologic Report (GEO) No. 2118, submitted for this project (PM36099) was prepared by LandMark Consultants, Inc. and is entitled: "Preliminary Geotechnical Investigation, APN 824-200-028, Tentative Parcel Map No. 34754, Blythe", LCI Report No. LP07047, dated March 14, 2007. In addition, LandMark prepared "Response to Review Comments, County Geologic Report No. 2118, Preliminary Geotechnical Investigation, APN 824-200-028, Tentative Parcel Map No. 34754, Blythe", dated March 3, 2009. This document is herein incorporated as a part of Geo No. 2118.

GEO No. 2118 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - GEO02118 (cont.)

RECOMMND

- 1.The potential for surface fault rupture at the project site is low.
- 2.The liquefaction potential at the site is very high.
- 3.The total induced settlement is estimated to be 7.25 inches and differential settlements of 3.5 to 4.7 inches may be expected.
- 4.The hazard of landsliding is unlikely.
- 5.The risk of volcanic hazards is considered very low.
- 6.The threat of tsunami, sieches, or other seismically-induced flooding is unlikely.

GEO No. 2118 recommended:

- 1.Ground improvement methods.
- 2FOUNDATIONS that use grade-beam footings to tie floor slabs and isolated columns to continuous footings (conventional or post-tensioned).
- 3.Structural flat-plate mats, either conventionally reinforced or tied with post-tensioned tendons.

GEO No. 2118 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2118 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential at this site, as described elsewhere in this conditions set.

10.PLANNING. 15

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

conformance with the APPROVED EXHIBITS;

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

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

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

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

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

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

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

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

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 the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 17 MAP - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more 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 resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

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.

10.TRANS. 9 MAP - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

FIRE DEPARTMENT

20.FIRE. 1 MAP-FINAL MAP CORRECTIONS RECOMMND

Prior to approval of FINAL MAP:
Please show "remainder" parcel-APN 824-200-027-as "NOT A PART" of parcel map exhibit.
Please show legal access to the above mentioned parcel, per Transportation and Fire Department standards.

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 MAP - EXPIRATION DATE (cont.)

RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP-C-42 SEPTIC CERITIFICATION

RECOMMND

All existing septic systems must be certified by a State licensed C-42 contractor. The certifications must include the size, location, depth, and condition of the system. Septic systems which do not meet County requirements must be replaced prior to map recordation. The septic systems must be on the lots that they serve.

FIRE DEPARTMENT

50.FIRE. 1 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. 2 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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP (cont.) RECOMMND

approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 2 MAP ELEVATE FINISH FLOOR ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 36 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of one (1) gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof for the approval of the Riverside County Planning Department that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

SPECIAL ATTENTION shall be given to the two existing mobilehomes within the parcel map. These mobilehomes shall be either removed from the premises or permitted according to appropriate requirements of ordinance. Other structures exist in addition to the two mobilehomes which will be subject to health and safety inspection and if required, appropriate permits as required by the Department of Building and Safety.

50.PLANNING. 4 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. 6 MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"All Lots are located within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 7 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. 9 MAP - ECS LIQUEFACTION RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2118, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

TRANS DEPARTMENT

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

Sufficient right-of-way along 14th Avenue shall be dedicated for public use to provide for a 50-foot half-width right-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - EASEMENT RECOMMND

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

A minimum 20-foot easement shall be shown on the final map providing access to Assessors Parcel Number (APN) 824-200-027 from 14th Avenue in accordance with Ordinance 460 Section 3.10 and as approved by the Transportation Department.

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on 14th Avenue and so noted on the final map, with the exception of approved street access openings.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.) RECOMMND

permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 6 MAP Blank Template NOTAPPLY

*** No Text Exists For This Condition ***

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - 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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial" is required.

80.E HEALTH. 2 USE - RWQCB OK RECOMMND

A clearance letter from the California Regional Water Quality Control Board regarding wastewater disposal is required prior to issuance of a building permit.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

A set of two detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing is required.

80.E HEALTH. 4 MAP-HIGH GROUND WATER TESTING RECOMMND

Special testing for high groundwater must be completed in accordance with the Environmental Health Technical Guidance Manual. The soils engineer of record must evaluate the soil strata for mottling and other geological signs to make a determination of the historical high ground water level. The special testing will be used to confirm if groundwater has impacted the site which may preclude the use of a conventional septic system.

80.E HEALTH. 5 MAP-WELL DRILLING PERMIT RECOMMND

A C-57 contractor must obtain well drilling permit(s) from Environmental Resource Management prior to issuance of a building permit.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM (cont.) RECOMMND

County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

PARCEL MAP Parcel Map #: PM36099 .

Parcel: 824-200-028

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant 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. 673.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

RECOMMND

1)Satisfactory laboratory tests to prove the water potable.

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. 1 MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the required inspection(s). In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

05/10/10
13:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PARCEL MAP Parcel Map #: PM36099

Parcel: 824-200-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson, Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: **December 31, 2008**

TO: **BUILDING & SAFETY:
Code Enf./Grading
PLAN CHECK
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: RIVCO
RIV.CO. PARKS
RIV.CO. GEOLOGIST
RIV.CO. ARCHAEOLOGIST
DESERT FILE/ CENTRAL FILE**

TENTATIVE PARCEL MAP NO. 36099 - EA No. 42105 – Applicant: Manuel Luna & Maria Tomasa – Engineer/Representative: The Holt Group – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Community Development: Light Industrial (CD:VLDR) (1 Acre Min.) – Location: Northerly of West 14th Avenue, southerly of Interstate 10, easterly of Arrowhead Boulevard, westerly of Defrain Boulevard – Zoning: Light Agriculture (A-1-1) (1 Acre Min.) Zone – 10.42 Gross Acres – Schedule H - REQUEST: To divide 10.42 acres into 4 square-foot residential lots.

**APN: 824-200-028
CONCURRENT CASE: EA42105
RELATED CASES: PAR00897**

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than **January 22, 2009**.

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 included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Judy Deertrack, Project Planner at (760) 863-8277.

COMMENTS:

DATE: _____ SIGNATURE: _____
PRINT NAME: _____ TITLE: _____

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

TML: mcc

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

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

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36099 DATE SUBMITTED: 12/8/08

APPLICATION INFORMATION EA42105 CF605459

Applicant's Name: Manuel & Maria Tomasa Luna E-Mail: tomasamluna@aol.com

Mailing Address: 2400 East Donlon #2420 B
Blythe, CA 92225
Street City State ZIP

Daytime Phone No: (760) 922-2125 Fax No: ()

Engineer/Representative's Name: Robert K. Holt, P.E./The Holt Group E-Mail: rob@theholtgroup.net

Mailing Address: 201 East Hobsonway
Blythe, CA 92225
Street City State ZIP

Daytime Phone No: (760) 922-4658 Fax No: (760) 922-4660 Cell (760) 791-9530

Property Owner's Name: Manuel & Maria Tomasa Luna E-Mail:

Mailing Address: 2400 East Donlon #2420 B
Blythe, CA 92225
Street City State ZIP

Daytime Phone No: (760) 922-2125 Fax No: ()

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Manuel & Maria Tomasa Luna _____
PRINTED NAME OF APPLICANT *Manuel & Maria Tomasa Luna* _____
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Manuel Luna _____
PRINTED NAME OF PROPERTY OWNER(S) *Manuel Luna* _____
SIGNATURE OF PROPERTY OWNER(S)

Maria Tomasa Luna _____
PRINTED NAME OF PROPERTY OWNER(S) *Maria Tomasa Luna* _____
SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 824-200-028

Section: 36 Township: 6 South Range: 22 East

Approximate Gross Acreage: 10.42 Acres

General location (cross streets, etc.): North of West 14th Avenue, South of Interstate 10, East of Arrowhead Boulevard, West of Defrain Boulevard.

Thomas Brothers map, edition year, page number, and coordinates: A, B, 1 Page 5551 Per 2008 Edition

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

The project is a Parcel Map creating four (4) new parcels from the original one (1) parcel. The proposed parcel acreage is as follows: Parcel 1 - 2.48 Acres, Parcel 2 - 2.48 Acres, Parcel 3 - 2.48 Acres and Parcel 4 - 2.97 Acres

Related cases filed in conjunction with this request:

N/A

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

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

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

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Approx. 1 mile

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Approx. 1 mile

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

RECEIVED

FEB 17 2009

Riverside County
Planning Department
Desert Office

February 17, 2008

Ms. Judy Deertrack
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

RE: Request for Waiver for PM 36099

Parcel Map 36099 proposes the subdivision of an approximately 10.4 acre parcel into 4 separate parcels each approximately 2.5 acres in size. Due to physical constraints on the project site posed by the PVID C-05-2 Canal (located along the eastern edge of Parcel 4) and the remainder 0.5 acre parcel located in the center of the project site, we are unable to accommodate the 4:1 ratio for Parcels 1 and 3 required by the County of Riverside in Ordinance 460.147, Section 3.8C which states that, "When lots greater than 18,000 SF are proposed, the depth shall not exceed four times the width." The actual length to width ratio for Parcel 1 is 4.6:1 and the ratio for Parcel 3 is 4.4:1.

The project site is located in a rural, agricultural portion of Riverside County and is not encumbered with any easements and/or utilities/facilities that would be impacted by the proposed parcel configuration. Adequate access has been provided for all four parcels, as well as for the remainder parcel. Furthermore, the use of the proposed parcels and adjacent properties will not be constrained due to the proposed parcel configurations. As such, we are in compliance with Ordinance 460.147 Section 3.1C which requires that "...the granting of the modification [to other sections of the Ordinance] will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity." We therefore respectfully request that the County of Riverside grant a waiver for PM 36099 from Ordinance 460.147, Section 3.8C as it relates to required lot depth to width ratio.

Please feel free to contact me at (760) 922-4658 should you have any questions with regard to this request. Thank you in advance for your consideration.

Sincerely,

Roy Porter
Surveyor



**THE
HOLT
GROUP, INC.**

201 E. Hobsonway
Blythe, CA. 92225 Phone: (760-922-4658) rporter@theholtgroup.net

SECTION 3.8. LOTS.

- A. Lot size shall not be less than the minimum required by the zoning classifications applicable to the subject property, and shall be consistent with the Comprehensive General Plan for Riverside County.
- B. Corner lots shall be designed to provide a building site equal to that required for interior lots in the same zone.
- C. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. When lots greater than 18,000 sq. ft. are proposed, the depth shall not exceed 4 times the width.
- D. When lots are crossed by major public utility easements, each lot shall have a net usable area of not less than 3,600 square feet, exclusive of the utility easement.
- E. When a lot includes an access strip, the access strip shall not be less than 30 feet in width. In no case shall the length of the access strip exceed 660 feet. When the access portion abuts a dead-end street or cul-de-sac, the combined length of the street and the access strip shall be no more than 1,320 feet in length in a Non-hazardous Fire Area and 660 feet in a Hazardous Fire Area.
- F. Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.
- G. Lots less than 2 acres in gross area shall not have double street frontage except that in hillside areas where the topography requires, lots may abut two or more streets provided that the frontage and vehicular access is from only one such street.
- H. No lot shall be divided by a city, county, school district or other taxing agency boundary line.
- I. The minimum lot frontage on a knuckle or cul-de-sac street shall be 35 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.
- J. Lot frontage along curvilinear streets may be measured at the building setback line in accordance with development standards of the zoning classifications.
- K. Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20' from the street right-of-way, whichever setback is greater.

SECTION 3.8. LOTS.

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NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 36099 – CEQA Exempt – Applicant: Manuel Luna & Maria Tomasa – Engineer/Representative: The Holt Group - Fourth Supervisorial District - Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.) – Location: Northerly of West 14th Avenue, southerly of Interstate 10, westerly of Defrain Boulevard, easterly of Arrowhead Boulevard – 10.42 gross acres - Zoning: Light Agriculture (A-1) (One Acre Min.) - **REQUEST:** Schedule H subdivision of 10.42 gross acres into four (4) residential parcels – APN 824-200-028. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: JUNE 14, 2010
PLACE OF HEARING: COUNTY OF RIVERSIDE
38686 EL CERRITO ROAD
PALM DESERT, CA 92211

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

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 38686 El Cerrito Road, Palm Desert, CA 92211.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/19/2010,

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

APN (s) or case numbers Pm 36128 36099 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 2000'.

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

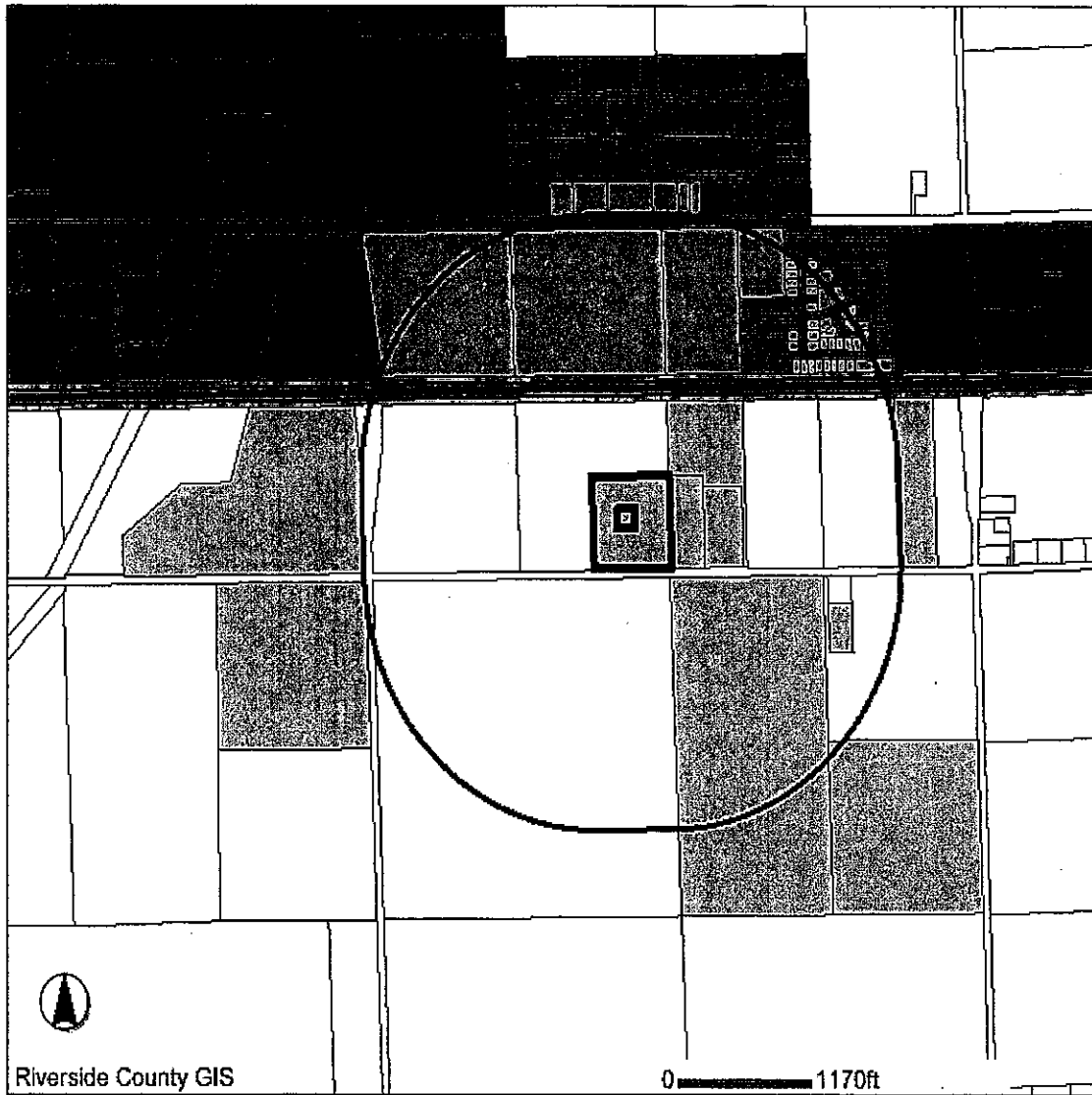
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓4/21/10 
EXPIRES: 6/21/10

2000 feet buffer



Selected parcel(s):

824-170-029	824-194-001	824-194-002	824-194-003	824-194-004	824-194-005	824-194-006
824-200-005	824-200-009	824-200-011	824-200-018	824-200-022	824-200-024	824-200-025
824-200-026	824-200-027	824-200-028	824-212-006	824-212-007	824-212-008	824-212-010
824-212-011	824-213-016	824-213-017	824-213-019	824-213-020	824-213-021	824-214-001
824-214-002	824-214-004	824-214-005	824-214-006	824-214-007	824-214-016	824-214-018
824-214-019	824-221-002	824-221-003	824-221-004	824-221-005	824-221-006	824-221-007
824-221-008	824-221-009	824-221-010	824-221-011	824-222-006	824-222-007	824-222-008
824-222-009	824-222-010	824-222-011	824-222-012	824-222-013	824-222-027	824-222-028
	824-222-044	866-040-008	866-060-002	866-060-004	866-060-008	

IMPORTANT

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

MAP PRINTED ON...04/19/2010

APN: 824214002 ASMT: 824214002
MICHAEL F WOOD
VIRGINIA WOOD
174 WHISPERING WINDS
BLYTHE CA. 92225

APN: 824214004 ASMT: 824214004
RICHARD M MOORE
190 WHISPERING WINDS
BLYTHE CA. 92225

APN: 824214005 ASMT: 824214005
JOSE LUIS M HUANTE
STELLA G HUANTE
2219 COOL WATERS
BLYTHE CA. 92225

APN: 824214006 ASMT: 824214006
TERRY L SCOTT
2213 COOL WATERS
BLYTHE CA. 92225

APN: 824214007 ASMT: 824214007
KARRIE HEFNER
2207 COOL WATERS
BLYTHE CA 92225

APN: 824214016 ASMT: 824214016
JAMES B PIERCE
REBECCA E PIERCE
2214 SPARKLING LAGOON
BLYTHE CA. 92225

APN: 824214018 ASMT: 824214018
GIDEON JOHNSON
SARA JOHNSON
148 WHISPERING WINDS
BLYTHE CA. 92225

APN: 824214019 ASMT: 824214019
RICHARD SOTO
JESSICA SOTO
158 WHISPERING WINDS
BLYTHE CA. 92225

APN: 824221002 ASMT: 824221002
MARK R FLAHERTY
209 SHADED PALM
BLYTHE CA. 92225

APN: 824221003 ASMT: 824221003
RAFAEL O SALCEDO
ERIKA R SALCEDO
217 SHADED PALM
BLYTHE CA. 92225

APN: 824221004 ASMT: 824221004
DERRIL FERREIRA
2159 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824221005 ASMT: 824221005
GABRIEL LOMELI
2175 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824221006 ASMT: 824221006
LARRY WILLIS
VIOLA WILLIS
2191 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824221007 ASMT: 824221007
PAUL J RINCON
NANCY R RINCON
2207 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824221008 ASMT: 824221008
JERRY G SCHALL
SAMANTHA L SCHALL
2211 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824221009 ASMT: 824221009
BRADLEY E ARNESON
2215 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824221010 ASMT: 824221010
PEDRO SANCHEZ
CATALINA GARCIA
220 WHISPERING WINDS
BLYTHE CA. 92225

APN: 824221011 ASMT: 824221011
PETER O HERNANDEZ
IRMA HERNANDEZ
212 WHISPERING WINDS
BLYTHE CA. 92225

APN: 824222006 ASMT: 824222006
DAVID PEREZ
2188 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824222007 ASMT: 824222007
MARCO A MORALES
ALEXANDRA L MORALES
2206 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824222008 ASMT: 824222008
ERIC A EIKENBERRY
BETSY A EIKENBERRY
2210 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824222009 ASMT: 824222009
TIMOTHY EVANS
2214 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824222010 ASMT: 824222010
EDGAR ROSARIO
2216 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824222011 ASMT: 824222011
FRANCISCO MANJARREZ
DANIELLA MANJARREZ
2220 HIDDEN SPRINGS
BLYTHE CA. 92225

APN: 824222012 ASMT: 824222012
LOUIS M VEGA
FELICIA A VEGA
154 N ASH
BLYTHE CA 92225

APN: 824222013 ASMT: 824222013
J & J REAL ESTATE DEV INC
15583 SEELY ST
WHITEWATER CA 92282

APN: 824222027 ASMT: 824222027
JOSE ALBERTO RONQUILLO
18285 EVERGREEN
BLYTHE CA 92225

APN: 824222028 ASMT: 824222028
FANNIE MAE
C/O CHASE HOME FINANCE
3415 VISON DR
COLUMBUS OH 43219

APN: 824222044 ASMT: 824222044
R A ROBERTS DEV CO INC
PMB 88 C/O R A ROBERTS DEV CO INC
43430 ST HIGHWAY 74 STE F
HEMET CA 92544

APN: 866040008 ASMT: 866040008
FARMLAND RESERVE
C/O TAX DIVISION RM 2225
50 E NORTH TEMPLE
SALT LAKE CITY UT 84150

APN: 866060002 ASMT: 866060002
THOMAS L ROBINSON
12491 14TH AVE
BLYTHE CA. 92225

APN: 866060004 ASMT: 866060004
CAL VAN FARMS
P O BOX 1053
BLYTHE CA 92226

APN: 866060008 ASMT: 866060008
TIMOTHY R PORT
12201 W 14TH ST
BLYTHE CA 92225

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

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

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

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

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

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

Coachella Valley Unified School District
87-225 Church Street
Thermal, Ca 92274

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

Applicant/Owner:
Manuel Luna and Tomsa Maria
987 Lido lane
BLYTHE CA 92225

Eng-Rep:
Roy Porter
The Holt Group
201 East Hobson Way
Blythe CA 92225

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Blythe CA 92225

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: Tentative Parcel Map No. 36099

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of West 14th Avenue, southerly of Interstate 10, westerly of Defrain Boulevard, easterly of Arrowhead Boulevard

Project Description: Schedule H subdivision of 10.42 gross acres into four (4) residential parcels

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: The Holt Group

Exempt Status: (Check one)

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

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

Matt Straite 951-955-8631

County Contact Person

Phone Number


Signature

Project Planner 4/19/10
Title Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PM36099\Strips\NOE Form.doc Revised: 4/19/10

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0803320

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: FRANCISCO L MEDRANO JR \$64.00
paid by: CK 011002146
paid towards: CFG05459 CALIF FISH & GAME: DOC FEE
CFG FOR EA42105 (PM36099)
at parcel #: 12580 14TH AVE BLYT
appl type: CFG3

By _____ Dec 15, 2008 16:04
KHAFLIGE posting date Dec 15, 2008

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

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

Additional info at www.rctlma.org