

09/16/13
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP - 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. 6 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - 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. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other

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10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 20 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK RECOMMND

The site plan and satellite photographs indicate numerous structures and mobile homes on the property, as well as septic systems and wells drilled. County records at this time indicate that no building permits for any of the buildings, structures, mobile homes, septic system installation, or drilled wells exist.

PRIOR TO MAP RECORDATION, the applicant shall obtain demolition permits for each mobile home, building

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10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.) RECOMMND

structure, septic tank etc... for the removal of any such items placed on the property without permit.

All demolition permits and verification of the removal of such items shall be done prior to recordation of the map.

Due to public safety concerns, please be aware that at no time shall any unpermitted mobile home, building or structure be occupied or in use for any reason until an approved final inspection of approval has been received by the building department.

FIRE DEPARTMENT

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

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Parcel Map 33490 proposes to divide approximately ten acres into 2 parcels with waiver of the final map. The project is located northerly of 57th Ave, Southerly of 56th Ave, easterly of CVSWC and westerly of Fillmore St.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation District and flooding and drainage related issues and concerns are under the authority of another agency. The project is located within a Zone X protected by levee area.

The District does have jurisdiction over compliance with

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

the water quality requirements of the Regional Water Quality Control Board. However, there is no additional grading or other improvements which will increase the impervious area of the site are proposed. Therefore, no Water Quality Management Plan (WQMP) will be required by the District at this time.
The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 12 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 13 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 environemntal 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 respresentative and the Planning Director to discuss the significance of

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10.PLANNING. 13 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

the find.

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

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

10.PLANNING. 14 MAP - GEO02133 RECOMMND

County Geologic Report (GEO) No. 2133, submitted for this project (PM33490), was prepared by Earth Systems Southwest and is entitled: "Limited Soils Engineering Report to Address Qualitative Assessment of Soil Liquefaction and Recommendations for Modular Structure Foundations, 56850 Desert Cactus Drive, APN 757-080-016; TPM 33490, Thermal, California, File No.: 10813-02, Doc. No.: 09-02-714", dated February 3, 2009. In addition, Earth Systems Southwest submitted "Addendum to Limited Soils Engineering Report to Address Qualitative Assessment of Soil Liquefaction and Recommendations for Modular Structure Foundations", dated June 1, 2009. This document is herein incorporated as apart of GEO02133.

GEO02133 concluded:

- 1.The probability for fault rupture across the site is extremely remote.
- 2.The site is likely to have a potential for soil liquefaction from a strong earthquake occurring along the San Andreas Fault.
- 3.The potential for rock fall hazards is nil.
- 4.The potential for differential ground subsidence is low.

GEO02133 recommended:

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10.PLANNING. 14 MAP - GEO02133 (cont.) RECOMMND

1.The modular structures should be designed and constructed using the recommendations given in Earth Systems Southwest's February 3, 2009 report (minimum goal of life-safety).

2.Flexible utility connections should be used for water and gas lines where the lines enter the residence, able to accommodate lateral or vertical movement.

GEO02133 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO02133 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.

10.PLANNING. 15 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. 16 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. 21 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 5 Acre Minimum (R-A-5) zone.

10.PLANNING. 22 MAP - NO OFFSITE SIGNAGE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - NO OFFSITE SIGNAGE (cont.) RECOMMND

679.3 (Kiosk Program).

10.PLANNING. 24 MAP - ORD 875 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. 875, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 875 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. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 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. 25 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and

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10.PLANNING. 25 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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

10.PLANNING. 26 MAP - ALUC CONDITIONS RECOMMND

1.Any outdoor lighting that is installed shall be hooded or
shielded so as to prevent either the spillage of lumens or
reflection into the sky, and shall comply with Riverside
County Ordinance No. 655 (if applicable).

2.The following uses shall be prohibited:

- a) Any use which would direct a steady light or flashing
light of red, white, green or amber colors associated with
airport operations toward an aircraft engaged in an initial
straight climb following takeoff or toward an aircraft
engaged in a straight final approach toward a landing at an
airport, other than an FAA-approved navigational signal
light or visual approach slope indicator.
- b) Any use which would cause sunlight to be reflected
towards an aircraft engaged in an initial straight climb
following takeoff or towards an aircraft engaged in a
straight final approach towards a landing at an airport.
- c) any use which would generate smoke or water vapor or
which would attract large concentrations of birds, or which
may otherwise affect safe air navigation within the area.
- d) any use which would generate electrical interference
that may be detrimental to the operation of aircraft and/or
aircraft instrumentation.
- e) Children's schools, hospitals, and nursing homes.

3. The maximum elevation of any structure at top point
shall not be less than 43 feet below sea level.

4. The attached notice shall be provided to all potential
purchasers and tenants, and shall be recorded as a deed
notice.

10.PLANNING. 27 MAP - CVWD CONDITIONS 9/17/12 RECOMMND

The applicant shall comply with all the requirements
outlined in the Coachella Valley Water District letter
dated September 17, 2012.

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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. 7 MAP - PREAMBLE 1 RECOMMND

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

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

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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.

10.TRANS. 9

USE - ENCROCHMENT 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.

10.TRANS. 10

MAP- SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will

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10.TRANS. 10 MAP- SOUTH VALLEY PARKWAY (cont.) RECOMMND

have the option of paying an estimated RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 11 MAP- FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to subdivide 10 acres into two (2) residential parcels. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

10.TRANS. 12 MAP- FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone C on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 MAP- FLOOD HAZARD REPORT 3 RECOMMND

The project proponent shall accept and properly dispose of all offsite drainage flowing onto or through the site. The project proponent will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

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.

10.TRANS. 14 MAP- RETENTION BASIN RECOMMND

The project proponent will need to construct retention basins on each of the parcels to retain 100 year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design. Design for retention basins for this area must consider high groundwater levels and clay soils.

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10. GENERAL CONDITIONS

10.TRANS. 15 MAP - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 16 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 17 MAP - DRAINAGE PROTECTION RECOMMND

The project proponent shall protect downstream properties from damages caused by alteration of 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.

10.TRANS. 18 MAP - SLOPE PROTECTION RECOMMND

Approval of Change of Zone No. 7495 and TPM 33490 does not include any new construction or development. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - GUEST HOME CONVERSION RECOMMND

The applicant shall pull building permits for the conversion of the existing guest home to a single family residence within 2 weeks of Parcel Map No. 33490 being recorded as referenced in Conditions of Approval 50.PLANNING.25 and constructed soon after.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - NO WATER SYSTEM THERE INEFFECT

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

50.E HEALTH. 4 QSP CERTIFICATION w/ PLOT PLAN RECOMMND

All existing septic systems shall be certified by a qualified service provider (i.e. C42, General A, C36 - refer to the Department of Environmental Health (DEH) Technical Guidance Manual). An original copy of this certification along with a detailed contoured plot plan wet signed by the qualified service provider shall be submitted to DEH for review.

50.E HEALTH. 5 MAP-UNPERMITTED TRAILERS RECOMMND

Unpermitted trailers to be removed and the septic systems which serve these trailers are to be abandoned under permit prior to map recordation (unpermitted trailers cross proposed property lines).

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.

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50. PRIOR TO MAP RECORDATION

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

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 5 acre minimum zone, and with the Riverside County General Plan.

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

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7495 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 4 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees

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50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND

shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 25 MAP - GUEST HOUSE CONVERSION RECOMMND

Prior to recordation, building plans for a guest home conversion to a single family residence must be submitted, paid for, reviewed and approved by the Building and Safety Department.

TRANS DEPARTMENT

50.TRANS. 5 MAP - IMPROVEMENTS RECOMMND

Filmore Street (Desert Cactus Drive) is a County maintained road and shall be improved with asphalt concrete dikes located 20-feet from centerline and match up asphalt concrete paving or reconstruction as determined by the Transportation Department within a 30-foot half-width dedicated right-of-way.

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. 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.

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50. PRIOR TO MAP RECORDATION

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 31 MAP - UTILITY PLAN GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located on a General Plan road, shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. 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 disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 32 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating

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50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

cumulative impacts or as approved by the Transportation Department.

50.TRANS. 33 MAP-FINAL MAP DRAIN EASEMENT 1 RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department prior to recordation of the final map. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." The project proponent shall also delineate and record that all the drainage easement will be maintained by the property owner(s).

50.TRANS. 34 MAP-FINAL MAP DRAIN EASEMENT 2 RECOMMND

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

50.TRANS. 35 MAP - UTILITY CLEARANCE 1 RECOMMND

There are existing Bureau of Reclamation and Coachella Valley Water District facilities not shown on the development plans. There may be conflicts with these facilities. Final map will not be approved or recorded until utility clearances have been completed with Coachella Valley Water District. The Bureau of Reclamation and Coachella Valley Water District facilities include but are not limited to lateral 99.8-0.51 and Avenue 57 E Drain.

50.TRANS. 36 MAP - UTILITY CLEARANCE 2 RECOMMND

This area is underlain with agricultural drainage lines. Stormwater runoff cannot be discharged into the agricultural drainage system.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 37 MAP - ACCESS RESTRICTION

RECOMMND

Lot access shall be restricted on Filmore Street (Desert Cactus Drive) and so noted on the final map, with the exception of one driveway per each lot as per Exhibit A, Amended No. 1, for safety of public traffic.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - 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 www.swrcb.ca.gov .

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. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

60.BS GRADE. 4 MAP - GEOTECH/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. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP - PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 15 MAP- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 16 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 17 MAP - GRADING FOR BASINS RECOMMND

Parcel Map No. 33490 proposes 2 basins for the the 2 parcel subdivision. A grading permit is required for the basins unless otherwise reviewed and approved by another agency.

60.BS GRADE. 18 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2

- MBTA NESTING BIRD SURVEY

RECOMMND

The following condition shall be met prior to removal or disturbance of vegetation or any other potential nesting bird habitat. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7495 has been approved and adopted by the Board of Supervisors and has been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 2 MAP - 10-YR & 100-YR ST CONVEY

RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm Flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 MAP - DRAINAGE SUBMIT PLANS 2 RECOMMND

The project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 5 MAP - DRAINAGE SUBMIT PLANS 3 RECOMMND

Prior to approval of plot plans or issuance of grading permits associated with Change of Zone No. 7495 and Tentative Parcel Map No. 33490, the developer shall be required to pay fees and submit plans to Coachella Valley Water District as part of the hydraulic analysis review by Coachella Valley Water District for the concrete slope protection for the Coachella Valley Stormwater Channel. A portion of this area is adjacent to the right-of-way of the Coachella Valley Stormwater Channel. Coachella Valley Water District requests that the developer be required to install suitable facilities to prohibit access to this right-of-way. The developer shall obtain an encroachment permit from Coachella Valley Water District prior to any activity within the right-of-way of the Coachella Valley Stormwater Channel.

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to Transportation Department. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN (cont.) RECOMMND

agreed to by the Director of Transportation. The project proponent shall also delineate and record that the drainage easement will be maintained by the property owner(s).

60.TRANS. 7 MAP - RETENTION BASIN RECOMMND

The project proponent will need to construct retention basins on each of the parcels to retain 100-year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design. Design for retention basins for this area must consider high groundwater levels and clay soils.

60.TRANS. 8 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1

USE - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 3

MAP - SEPTIC PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 MAP - SEPTIC PLANS (cont.) RECOMMND

is required to be submitted to the Department of Environmental Health.

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 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-#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.

If no public water system exists condition map 50 A will apply.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Coachella Valley Unified District shall be mitigated in accordance with California State law.

80.PLANNING. 9 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.

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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.

80.TRANS. 2 MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

80.TRANS. 3 MAP - DRAIN EASEMENT

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). All the legals and plats for drainage easement shall be submitted to the County Surveyor's office to be reviewed and recorded.

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90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP-FEMA FORM APPRVL REQUIRED INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL (cont.)

RECOMMND

precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

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

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 MAP - VERIFICATION INSPECTION (cont.) RECOMMND
Indio office (760)863-8886

PLANNING DEPARTMENT

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

TRANS DEPARTMENT

90.TRANS. 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 4

MAP - DRAINAGE IMPR COMPLETE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems shall be completed prior to occupancy.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson, Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: January 13, 2009

EXHIBIT A, AMENDED NO. 1

TO: BUILDING & SAFETY:
GRADING
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: CVWD
RIV. CO. PARKS
RIV. CO. GEOLOGIST
RIV. CO. ARCHAEOLOGIST
DESERT FILE/ CENTRAL FILE

TENTATIVE PARCEL MAP NO. 33490 - EA No. 41300 -
Applicant: Robert J. Mainiero - Engineer/Representative: Robert J. Mainiero - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) - Location: Northerly of 57th Avenue, southerly of 56th Avenue, easterly of CVSWC, westerly of Fillmore Street - Zoning: Residential Agriculture (R-A-20) (20 Acre Min.) Zone - 10 Gross Acres - REQUEST: The tentative parcel map proposes to divide approximately ten acres into 3 parcels with waiver of the final map.

APN: 757-080-016

CONCURRENT CASE: CZ07495

RELATED CASES: NONE

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 **ASAP**.

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 26, 2013

TO

Riv. Co. Transportation Dept. - Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept. - Palm Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE PARCEL MAP NO. 33490, AMENDED NO. 1 - EA No. 41300 – Applicant: Robert J. Mainiero – Engineer/Representative: Robert J. Mainiero – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) – Location: Northerly of 57th Avenue, southerly of 56th Avenue, easterly of CVSWC, westerly of Fillmore Street – Zoning: Residential Agriculture (R-A-20) (20 Acre Min.) Zone – 10 Gross Acres – REQUEST: The tentative parcel map proposes to divide approximately ten acres into 2 parcels with waiver of the final map. APN: 757-080-016 **CONCURRENT CASE: CZ07495**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda on March 21, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **prull@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

September 17, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
060822-1

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Mr. Rull:

Subject: Tentative Parcel Map No. 33490, Change of Zone 7495

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Approval of Tentative Parcel Map No. 33490 and Change of Zone No. 7495 does not include any new construction or development. Therefore, slope protection is not required at this time. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

Prior to approval of plot plans or issuance of grading permits associated with Tentative Parcel Map No. 33490 and Change of Zone No. 7495, the developer will be required to pay fees and submit plans to the District as part of the hydraulic analysis review by our consultant, Northwest Hydraulic Consultants, for the concrete slope protection for the Coachella Valley Stormwater Channel.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service. The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County of Riverside with written confirmation that there is no interference. The USBR conflicts include but are not limited to Lateral 99.8-0.51.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provide the County of Riverside with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 57 East Drains.

Paul Rull
Riverside County
Planning Department

3

September 17, 2012

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: See attached list

JC:\h\eng\sw\12\TPM 33490



cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jose and Maria Meza
58-850 Filmore Street
Thermal, CA 92274

Arnulfo and Teresa Rodriguez
P.O. Box 820
Thermal, CA 92274

JC:ch\eng\sw\12\TPM 33490

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

RECEIVED

OCT 01 2008

Riverside County
Planning Department
Desert Office



September 23, 2008

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

Maurice Borrows
Riverside County Planning Department - Palm Desert office
Mail Stop #4035

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1010TH08
Related File No.: CZ 07495 (Change of Zone) *CPM33490*
APN: 757-080-016

Dear Mr. Borrows:

On September 11, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, pursuant to Policy 3.3.6 of the Countywide Policies section of the Riverside County Airport Land Use Compatibility Plan, based on the following findings of fact, and provided that the conditions stated herein are applied to the associated parcel map:

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

FINDINGS OF FACT:

1. The following factors, considered together, constitute extraordinary circumstances related to the terrain and specific location of the site, and the character of surrounding land uses:
 - a. A stormwater channel or wash is located directly adjacent to the site, between the site and the airport.
 - b. The site is located in a largely vacant or open area that is bounded by a railroad line on the west and State Highway Route 86 on the east, both of which are substantial noise sources.
 - c. The site lies well beyond the 55 dB(A) CNEL contour on Map JC-3 of the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, which depicts noise contours based on the ultimate activity levels at that airport pursuant to the adopted Master Plan.
 - d. The site is split by the boundary between Airport Zones D and E. It is located more than 6,000 feet from the runway and more than 1,500 feet from the extended runway centerline.

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Airport Land Use Commission

Page 2

2. The land use will not result in a significant safety hazard for people on the ground or aircraft in flight because there is ample open area available in the vicinity for an emergency landing, including the adjacent flood wash and various public rights-of-way associated with the railroad line, roads, and highway.
3. The close proximity of the project site to a major highway and an active railroad line diminishes the impact of aircraft related noise on the property. The landowners, who are the current residents on the property, have testified that the noise from the railroad is considerably more noticeable than noise from aircraft at this location.

CONDITIONS (to be applied to the associated Parcel Map):

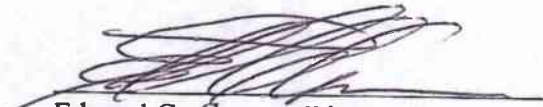
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655 (if applicable).
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes.
3. The maximum elevation of any structure at top point shall not be less than 43 feet below sea level.
4. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Airport Land Use Commission
Page 3

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Robert J. Mainiero
Jose and Maria Meza
Arnulfo and Teresa Rodriguez
Riverside County EDA – Aviation Division (Riverside office) – Attn.: Chad Davies
Riverside County EDA (Indio office) – Attn.: Colby Cataldi

Y:\ALUC\JCRA\ZAP1010TH08.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

ROBERT J. MAINIERO, P.E.
Civil Engineering and Related Assistance
P.O. Box 2410
Palm Springs, CA 92263
(760) 413-7127 cell
(760) 778-6904 fax
psbob596@aol.com

December 16, 2008

Mr. Paul Clark, Senior Planner
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

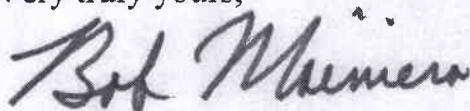
Re: *Withdrawal of Request for Waived Final Map*
Tentative Parcel Map No. 33490 Schedule H
Previously Requested Waived Final Map
West Side of Cactus Drive/Fillmore Street
Northeast Quarter of Section 22, T6S, R8E, SBM
APN 757-080-016 10 Acres
Arnulfo B. and Teresa M. Rodriguez/Jose C. and Maria A. Meza

Dear Paul:

When this Tentative Parcel Map was originally submitted, a Waived Final Map was requested. However, after meeting with the Transportation Department and conferring with the subject property owners, it was decided that the request for a Waived Final Map should be withdrawn. Therefore, on behalf of the Meza Family members, I hereby request that the previous request for a Waived Final Map be withdrawn.

If you have any questions in regard to the above, or if you need any additional information or material, please do not hesitate to contact me.

Very truly yours,



Robert J. Mainiero, P.E.

cc: George Meza

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: TPM 33490/EA41300 DATE SUBMITTED: 3/6/07
C207495 / 07684675

APPLICATION INFORMATION

Applicant's Name: Robert J. Mainiero, P.E. E-Mail: psbob576@aol.com

Mailing Address: P.O. Box 2410
Palm Springs, CA 92263
City State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 778-6904

Engineer/Representative's Name: SAME AS ABOVE E-Mail: _____
Mailing Address: _____
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: JOSE C. and MARIA A. MEZA
ARNULFO B. and TERESA M. RODRIGUEZ E-Mail: _____

Mailing Address: 56850 Fillmore Street
Thermal, CA 92274
City State ZIP

Daytime Phone No: (760) 574-7916 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.

Robert J. Mainiero, P.E. Robert J. Mainiero
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Arnulfo Rodriguez, TERESA RODRIGUEZ Arnulfo Rodriguez, Teresa Rodriguez
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
JOSE G. MEZA, MARIA MEZA Jose G. Meza, Maria Meza
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 757-080-016
Section: 22 Township: 6 South Range: 8 East
Approximate Gross Acreage: 10 Acres
General location (street address, cross streets, etc.): North of AVENUE 57, South of AVENUE 56, East of C.V.S.C., West of FILMINE STREET
Thomas Brothers map, edition year, page number, and coordinates: 2005 5531 H/5

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):

To Subdivide the 10 acre parcel into
THREE PARCELS

SCHEDULE H - WAIVED FINAL MAP

Related cases filed in conjunction with this request:

CHANGE OF ZONE

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

If yes, provide Case No(s). Parcel Map No. 27073 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) MORE THAN ONE 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) MORE THAN ONE 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? NONE

Estimated amount of cut = cubic yards: NONE

Estimated amount of fill = cubic yards NONE

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

Import _____ Export _____ Neither _____

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2013,

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

APN (s) or case numbers Pm 33490 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

PM33490 (1200 feet buffer)



Selected Parcels

757-100-002 757-070-052 757-100-015 757-080-016 757-090-025 757-140-049 757-080-005 757-090-022 757-070-020 757-080-011
 757-090-012 757-090-014 757-080-012 757-090-020 757-140-057 757-140-021 757-070-037 757-110-029 757-110-023 757-140-043
 757-080-018 757-090-024 757-140-020 757-140-004 757-070-015 757-140-036 757-070-031 757-110-027 757-140-047 757-110-025
 757-140-030 757-140-045 757-140-051 757-110-031 757-080-013 757-090-015 757-100-016 757-110-022 757-110-026 757-110-032
 757-140-016 757-140-033 757-140-042 757-140-044 757-140-046 757-140-048 757-140-050 757-140-052 757-140-055 757-080-019
 757-140-058



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.

ASMT: 757070015, APN: 757070015
JOSE GONZALEZ, ETAL
C/O JOSE G GONZALEZ
P O BOX 1408
THERMAL CA 92274

ASMT: 757090014, APN: 757090014
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 757070031, APN: 757070031
14093 COLLINS RANCH PL
SAN DIEGO CA 92130

ASMT: 757090015, APN: 757090015
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 757070037, APN: 757070037
GENARO PEREZ
74465 GOLETA AVE
PALM DESERT CA 92260

ASMT: 757090020, APN: 757090020
DOROTHY DUNLAP, ETAL
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649

ASMT: 757070052, APN: 757070052
AIRPORT 86 PARTNERS
STE 101
77933 LAS MONTANAS RD
PALM DESERT CA 92211

ASMT: 757090022, APN: 757090022
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

ASMT: 757080016, APN: 757080016
TERESA RODRIGUEZ, ETAL
56850 DESERT CACTUS DR
THERMAL CA 92274

ASMT: 757090024, APN: 757090024
JOE CHAVEZ
P O BOX 28
INDIO CA 92201

ASMT: 757080018, APN: 757080018
BERTHA CAMPOS, ETAL
56523 DESERT CACTUS DR
THERMAL, CA. 92274

ASMT: 757100002, APN: 757100002
MONA HALUM, ETAL
55600 PEBBLE DR
LA QUINTA CA 92253

ASMT: 757080019, APN: 757080019
RAFEAL MUNOZ, ETAL
2264 OAK CREST DR
PALM SPRINGS CA 92264

ASMT: 757100015, APN: 757100015
PAUL BABICH, ETAL
2249 HISTORIC DECATUR 79
SAN DIEGO CA 92106

ASMT: 757110022, APN: 757110022
STATE OF CALIF
C/O DEPT OF TRANS
P O BOX 85406
SAN DIEGO CA 92186

ASMT: 757140020, APN: 757140020
DONNA HUFF, ETAL
4626 DEON SE
SALEM OR 97301

ASMT: 757110023, APN: 757110023
HOUSING AUTHORITY COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 757140021, APN: 757140021
FRANCISCO FELIX
57080 DESERT CACTUS DR
THERMAL CA 92274

ASMT: 757110025, APN: 757110025
MIGUEL LEON, ETAL
C/O GUADALUPE G LEON
P O BOX 242
THERMAL CA 92274

ASMT: 757140030, APN: 757140030
ELIZABETH CYR, ETAL
P O BOX 718
THERMAL CA 92274

ASMT: 757110027, APN: 757110027
MARIA HUERTA
82153 MILES
INDIO CA 92201

ASMT: 757140033, APN: 757140033
STATE OF CALIF
P O BOX 85405
SAN DIEGO CA 92133

ASMT: 757110029, APN: 757110029
MARIA RAMIREZ, ETAL
56540 FILLMORE ST
THERMAL, CA. 92274

ASMT: 757140036, APN: 757140036
ANGELA AYALA, ETAL
P O BOX 463
THERMAL CA 92274

ASMT: 757110031, APN: 757110031
ROSA GARCIA
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INDIO CA 92202

ASMT: 757140043, APN: 757140043
MARIA VALENCIA, ETAL
P O BOX 127
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ASMT: 757140004, APN: 757140004
LUIS BELTRAN, ETAL
P O BOX 742
THERMAL CA 92274

ASMT: 757140045, APN: 757140045
ANTONIA BUENROSTRO, ETAL
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ASMT: 757140047, APN: 757140047
MARIANNITA AVILA
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P O BOX 24
COACHELLA CA 92236

ASMT: 757140050, APN: 757140050
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C/O DEPT OF TRANSP DIST 11
P O BOX 84506
SAN DIEGO CA 92138

ASMT: 757140051, APN: 757140051
DAVID GARCIA, ETAL
1429 N CRESCENT
SAN BERNARDINO CA 92405

ASMT: 757140055, APN: 757140055
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 757140057, APN: 757140057
DANIEL HERNANDEZ
P O BOX 1154
THERMAL CA 92277

ASMT: 757140058, APN: 757140058
YOLANDA CANTU
88345 57TH AVE
THERMAL, CA. 92274

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87-225 Church Street
P.O. Box 847
Thermal CA 92274

Thermal Community Council
Attn: Sergio Meza, Chairman
P.O. Box 1231

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

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Thermal CA 92274

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Suite 200-166
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7495 and Tentative Parcel Map No. 33490

Based on the Initial Study, it has been determined that the proposed project, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: June 3, 2013

Applicant/Project Sponsor: Robert Mainiero Date Submitted: March 6, 2007

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM33490\DH-PC-BOS Hearings\Negative Declaration.docx

Please charge deposit fee case#: ZEA41300 ZCFG04675

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1300448

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

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

Received from: MAINIERO ROBERT J PE \$146.25
paid by: CK 1861
CFG FOR EA41300 (PM33490/CZ07495)
paid towards: CFG04675 CALIF FISH & GAME: DOC FEE
at parcel: 56850 FILMORE ST THER
appl type: CFG3

By _____ Feb 20, 2013 16:10
JCMITCHE posting date Feb 20, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$146.25

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

COUNTY OF RIVERSIDE
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Indio, CA 92211
(760) 863-8271

Received from: MAINIERO ROBERT J PE \$133.50
paid by: CK 2151
CFG FOR EA41300 (PM33490/CZ07495)
paid towards: CFG04675 CALIF FISH & GAME: DOC FEE
at parcel: 56850 FILMORE ST THER
appl type: CFG3

By _____ Mar 09, 2010 12:05
JCMITCHE posting date Mar 09, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$133.50

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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(951) 694-5242

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

Received from: MAINIERO ROBERT J PE \$1,876.75
paid by: CK 105
CFG FOR EA41300 (PM33490/CZ07495)
paid towards: CFG04675 CALIF FISH & GAME: DOC FEE
at parcel: 56850 FILMORE ST THER
appl type: CFG3

By _____ May 27, 2008 09:07
KHAFLIGE posting date May 27, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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