

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

27B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 13, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 35736 – CEQA Exempt – Applicant: Van-Cal Projects, L.L.C. – Engineer/Representative: Advanced Development Solutions – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.30 Floor Area Ratio) – Location: Northerly of Avenue 62, easterly of State Highway 111, and westerly of Lincoln Street – 537.6 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The tentative parcel map is a Schedule 'I' subdivision of 537.6 gross acres into eighteen (18) parcels ranging in size from 20 to 95 gross acres.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on December 20, 2010.

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

APPROVAL of **TENTATIVE PARCEL NO. 35736** subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luria

Carolyn Syms Luria
Planning Director

Initials:
CSL:vc

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 25, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.2

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

Dept's Recomm.: Policy Policy
 Consent Consent
Per Exec. Ofc.:

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

1/31/11
Date

KB
Initial

NOTICE OF EXEMPTION

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

Project Title/Case No.: TENTATIVE PARCEL MAP NO. 35736

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Avenue 62, on the southerly of Avenue 60, easterly of State Highway 86 and westerly of Lincoln Street

Project Description: The application proposes a Schedule "I" subdivision of 537.6 Gross Acres into 18 parcels with a minimum lot size of 20 Gross Acres for financing purposes. No grading or building permits will be allowed to be attached to this subdivision. No grading or building permits will result from this entitlement.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Van-Cal Development

Exempt Status: (Check one)
 Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (____)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: exempt per section 15061(b)(3)

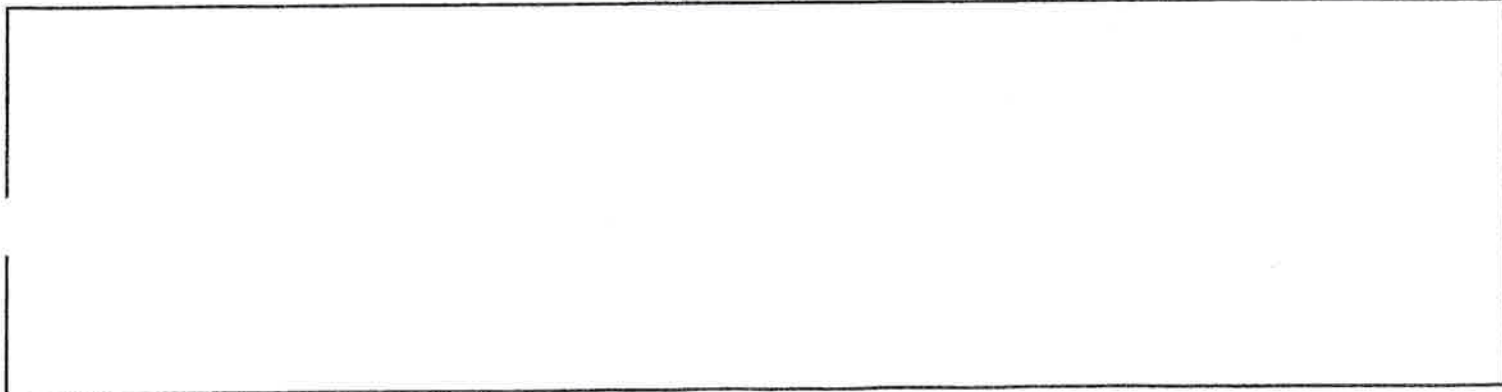
Reasons why project is exempt: The proposed project is exempt from CEQA per section 15061(b)(3). The subdivision is for financing only and will have no impact on the environment. No grading or building permits will be permitted to be attached to this project and no grading or building will result from this project.

Matt Straite 951-955-8631
County Contact Person Phone Number

Signature Title Date
Contract Planner 5/22/08

Date Received for Filing and Posting at OPR: _____
Y:\Planning Case Files-Riverside office\PM35736\NOE Form.doc Revised: 4/11/08

Please charge deposit fee case#: ZEA ZCFG FOR COUNTY CLERK'S USE ONLY JAN 25 2011 1.2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0713865

1080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

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

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

Received from: GIBRALT US, INC \$64.00
paid by: CK 1347
paid towards: CFG04893 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41549
at parcel #:
appl type: CFG3

By _____ Sep 07, 2007 16:22
MGARDNER posting date Sep 07, 2007

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

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

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm



RIVERSIDE COUNTY PLANNING DEPARTMENT

217B

Carolyn Syms Luna
Director

DATE: January 10, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: TENTATIVE PARCEL MAP NO. 35736 – CEQA Exempt
(Charge your time to these case numbers)

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

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

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

Need Director's signature by 1/12/11
Please schedule on the January 25, 2011 BOS Agenda

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

- Notice of Exemption
- Fish & Game Receipt (CFG4893)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

ms
KES
Agenda Item No.: 1.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Matt Straite
Directors Hearing: December 20, 2010
Continued From: May 5, 2008

TENTATIVE PARCEL MAP NO. 35736
Applicant: Pacific West Development
Engineer/Rep.: Advanced Development
Solutions

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 35736 proposes a Schedule 'I' subdivision of 537.6 Gross Acres into eighteen (18) parcels for financing purposes. The permitted minimum parcel size is 20 Gross Acres. No grading or building permits will be attached to this map.

FURTHER PLANNING CONSIDERATIONS:

May 5, 2008

This project was scheduled for a hearing on May 5, 2008. The item was continued off calendar to allow the applicant more time to address conditions of approval from the Transportation Department and the Planning Department.

At the time this staff report was written all previous issues regarding conditions of approval have been resolved.

ISSUES OF POTENTIAL CONCERN:

Ordinance 460 Section 10.14. Schedule "I" Parcel Map Division. A. 2. explains that if a Schedule I map is filed with a Specific Plan, or if a Specific Plan is on file for the property, then infrastructure improvements are required, the Transportation department has interpreted that at a minimum bonding for the improvements are required. However, bonding and/or infrastructure improvements are not being required because no grading or building permits are allowed to be attached to the map.

The Panorama Specific Plan (SP00362) was approved by the Board in the June of 2010. The plan featured a new College at the center of the project. The College is operational on the site. This Schedule "I" map is functioning primarily to deed over the required parcel to the new College.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. General Plan Land Use (Ex. #5): | Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor to Area Ratio) |
| 2. Existing Zoning (Ex. #2): | Heavy Agriculture- 10 Acre Minimum (A-2-10) |
| 3. Surrounding Zoning (Ex. #2): | Heavy Agriculture- 10 Acre Minimum (A-2-10) to the north, south, east, and west; General Commercial (C-1/C-P) and Rural-Residential (R-R) to the west |
| 4. Existing Land Use (Ex. #1): | Agricultural (AG) (10 Acre Minimum) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 5. Surrounding Land Use (Ex. #1): | Agricultural (AG) (10 Acre Minimum) to the north, south, east and west, Indian Land to the south, |

6. Project Data: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) to the south, and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the west
Total Acreage: 537.6 Gross Acres
Total Proposed Lots: 18
Proposed Min. Lot Size: 20 Gross Acres
Schedule: I
7. Environmental Concerns: CEQA Exempt per section 15061(b)(3)

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL NO. 35736** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor to Area Ratio) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Heavy Agriculture- 10 Acre Minimum (A-2-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Per the Transportation Department, the proposed project is consistent with the Schedule I map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15061(b) (3).
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor to Area Ratio) on the Eastern Coachella Valley Area Plan.
2. The proposed use, parcels with a minimum of 20 gross acres, is a permitted use in the Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor to Area Ratio) designation.
3. The project site is surrounded by properties which are designated Agriculture (AG) to the north, south, east and west, Indian Land to the south, Community Development: Commercial Tourist

(CD:CT) (0.20-0.35 Floor to Area Ratio) to the South and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor to Area Ratio) to the west.

4. The zoning for the subject site is Heavy Agriculture- 10 Acre Minimum (A-2-10).
5. The proposed project is required to comply with the provisions of Ordinance 460. Section 10.14. Schedule "I" Parcel Map Division. A. 2. requires the project provide required infrastructure. The Transportation Department is not requiring any improvements for this project, thus the project is consistent with all provisions of the Ordinance.
6. The project site is surrounded by properties which are zoned Heavy Agriculture- 10 Acre Minimum (A-2-10) to the north, south and east; General Commercial (C-1/C-P) to the west.
7. The proposed subdivision is for financing and will result in no building or grading permits, thus it is consistent with the future and logical development of the area.
8. This project is not located within a reserve area of the Coachella Valley Multi Species Habitat Conservation Plan.
9. The proposed project is exempt from CEQA per section 15061(b)(3). The subdivision is for financing only and will have no impact on the environment.
10. The project site is located in the communities of Arabia and Thermal.

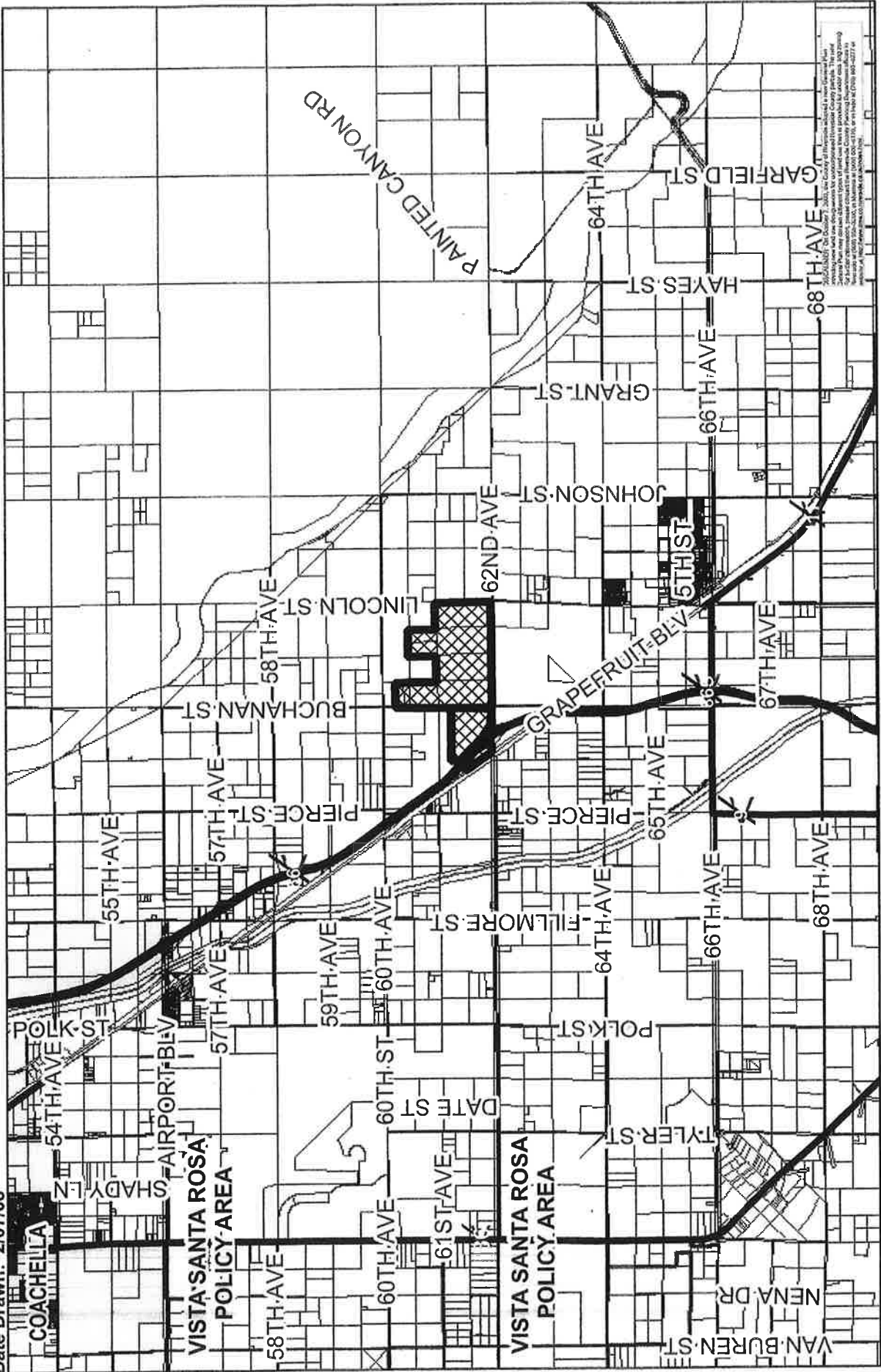
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A high fire area;
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Eastern Coachella Valley Area Plan;
 - b. The Coachella Valley Recreation and Parks District; and,
 - c. An area of very high liquefaction.
 - d. Prime Farmland;
 - e. Farmland of Local Importance;
 - f. Unique Farmland;
 - g. The Coachella Valley Water District (CVWD); and,
 - h. The Thermal #125 Community Service Area.
4. The subject site is currently designated as Assessor's Parcels 717-270-002, 717-270-003, 717-270-004, 717-270-007, 717-270-008, 717-270-011, 717-270-012, 717-270-013, 717-270-014, 757-342-004, and 757-342-005

PM 736
POLICY AREAS

Supervisor: Wilson
 District 4

Date Drawn: 2/07/08



Assessors
 Bk. Pg. 717-27 & 757-34
 Thomas
 Bros. Pg. 390 F10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lower Coachella Valley
 Township/Range: T6SR9E
 Section : 31



RIVERSIDE COUNTY GIS



IMPORTANT

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

REPORT PRINTED ON...Tue Nov 23 16:07:12 2010

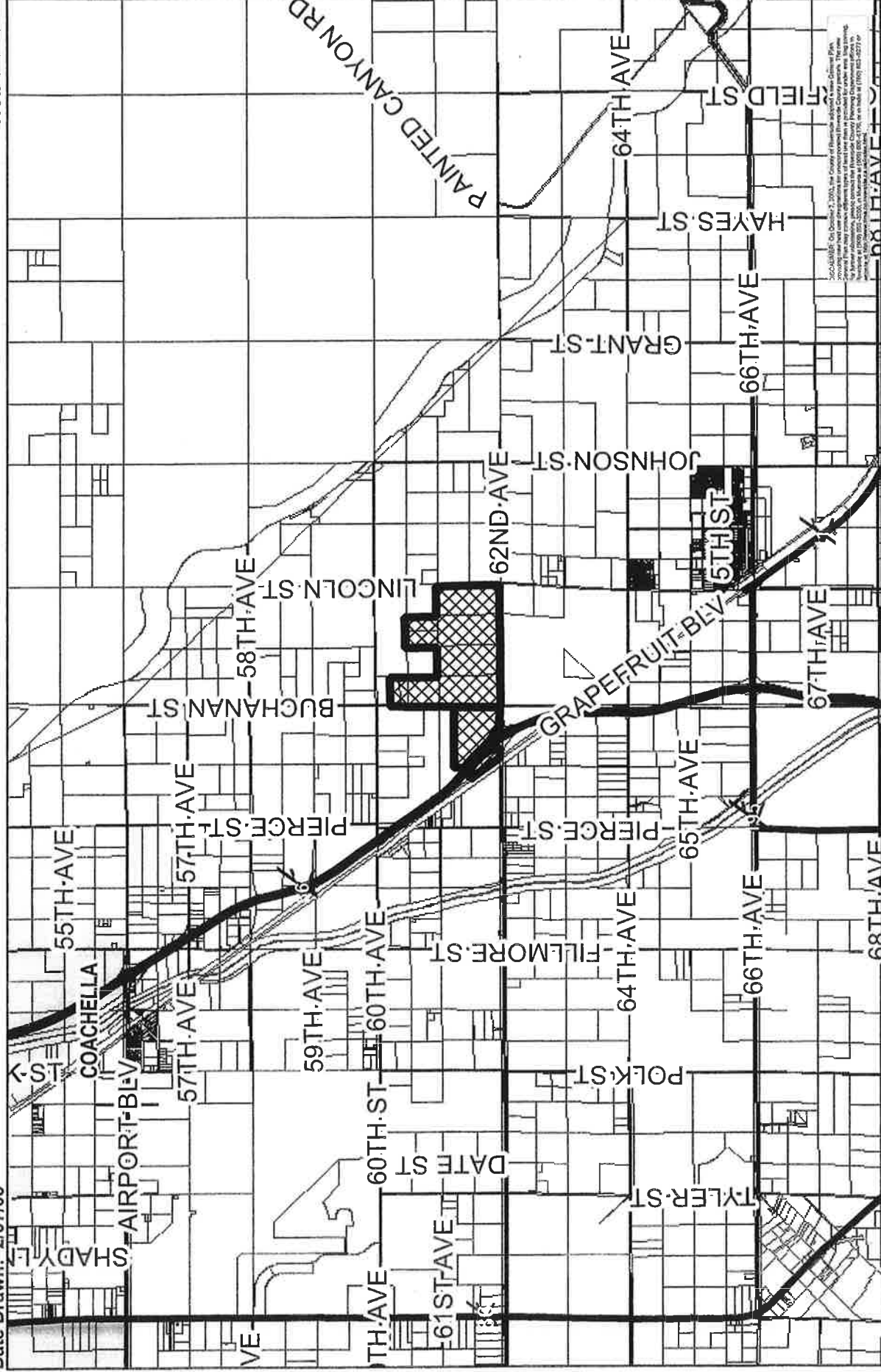
Version 101026

Supervisor Wilson
District 4

Date Drawn: 2/07/08

PN 55736 VICINITY MAP

Planner: Nico Berumen
Date: 3/10/08
VICINITY MAP



2008/08/08 On October 2, 2008, the County of Riverside adopted the General Plan. The County Board of Supervisors has approved the proposed Riverside County parcel. The County Board of Supervisors has approved the proposed Riverside County parcel. The County Board of Supervisors has approved the proposed Riverside County parcel. The County Board of Supervisors has approved the proposed Riverside County parcel.

Zone
District: Lower Coachella Valley

Township/Range: T6SR9E

Section : 31

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 717-27 & 757-34

Thomas

Bros. Pg. 390 F10



RIVERSIDE COUNTY GIS



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REPORT PRINTED ON...Tue Nov 23 16:07:57 2010

Version 101026

PARCEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35736 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35736, Amended No. 1, dated 2/13/08.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a schedule 'I' subdivision of 537.6 Gross Acres into eighteen (18) parcels for financing purposes. The permitted minimum parcel size is 20 Gross Acres and the actual minimum parcel size is 20 Gross Acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

DEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - NO GRADING PERMITS

RECOMMND

THIS MAP PROPOSES TO SUBDIVIDE FOR FINANCE PURPOSES ONLY.
NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS
SUBDIVISION.

E HEALTH DEPARTMENT

10.E HEALTH. 2 MAP- WATER INS TO APPR PLAN

RECOMMND

If water system should be installed, it shall be installed
according to plans and specifications approved by the Water
Company.

10.E HEALTH. 3 MAP* - SEWER REQUIRED

RECOMMND

Due high groundwater and poor percolation rates, on
site sewage disposal is not appropriate for future
development. Coachella Valley Water District sewer will
required per the will serve letter dated 12/13/07.

PLANNING DEPARTMENT

10.PLANNING. 1 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
thetreatment of the remains as provided in Public Resources
Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural
resources are discovered that were not assessed by the

1 JEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 3 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 'I', unless modified by the conditions listed herein.

10.PLANNING. 4 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.

CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Heavy Agriculture - 10 Acre Minimum (A-2-10) Zoning Classification.

10.PLANNING. 11 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 19 MAP - NO GRADING/BLDG. PERMITS RECOMMND

No grading and/or building permits shall be issued as a result of the approval of Tentative Parcel Map No. 35736. Tentative Parcel Map No. 35736 is for financing purposes only.

10.PLANNING. 21 MAP - IMPLEMENTING SP ONLY RECOMMND

This Tentative Parcel Map, PM35736, is intended only to implement the Specific Plan. No grading or building related to Specific Plan 362, the Panorama Specific Plan, shall be attached to this parcel map. All grading permits shall be attached to the Specific Plan, not this parcel map. Any agricultural grading not associated with the implementation of Specific Plan 362 is permitted but may not be attached to this parcel map. Any grading related to uses permitted by the existing zoning, including agriculture related activities where appropriate, is permitted and shall not be limited based in this map approval. Additionally and building permits for structures related to uses permitted by the existing zoning are also permitted where appropriate, but shall not be attached to this map.

10.PLANNING. 22 MAP - EXISTING ZONING RECOMMND

This Tentative Parcel Map, PM35736, does not alter or limit the uses permitted by the existing zoning, including agricultural uses where appropriate.

CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 2

MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 6

MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and 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. 7

MAP - ENCROACHMENT PERMIT

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by

1 CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 20 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the

1 CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

50. PRIOR TO MAP RECORDATION

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

Specific Plan Zoning Classification, as reflected on the Land Use Plan of the Specific 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. 7 MAP - QUIMBY FEES (1) NOTAPPLY

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Coachella Valley Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 1 - 18, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any

FINAL MAP Parcel Map #: PM35736

Parcel: 757-342-005

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 4 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. 5 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on 62nd Avenue and so noted on the final map, with the exception of intersecting streets as shown on the parcel map.

CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 7 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated _____.

50.TRANS. 8 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Buchanan Street from Avenue 62 Northerly approximately 3100-feet. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 11 MAP - R-O-W DEDICATED 1 RECOMMND

62ND AVENUE
Sufficient public street right-of-way on 62nd Avenue along the property frontage from westerly property line to easterly property line shall be deicated for public use to provide for a 110-foot half-width right-of-way as approved by the Transportation Department.

Additional right-of-way along 62nd Avenue will be required to accomodate turning lanes as approved by Transportation Department.

11/23/10
16:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

FILE MAP Parcel Map #: PM35736

Parcel: 757-342-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 11

MAP - R-O-W DEDICATED 1 (cont.)

RECOMMND

BUCHANAN STREET

In accordance with County Standard No. 93 page 1 and 2, sufficient public street right-of-way along Buchanan Street from 62nd Avenue to Pierce Street shall be dedicated for public use to provide for a 118-foot full-width right-of-way with additional right-of-way to accomodate turning lanes as approved by the Transportation Department.

Sufficient public street right-of-way along Buchanan Street from Pierce Street to "A" Street shall be dedicated for public use to provide for a 118-foot full-width right-of-way as approved by the Transportation Department.

Sufficient public street right-of-way along Buchanan Street from "A" Street northerly to the northerly property line shall be dedicated for public use to provide for a 100-foot full-width right-of-way transitioning to a 50-foot half-width right-of-way approximately 500-foot northerly of "A" Street as approved by the Transportation Department.

COLLEGE DRIVE

Sufficient public street right-of-way along College Drive from 62nd Avenue to Pierce Street shall be dedicated for public use to provide for a 100-foot full-width right-of-way as approved by the Transportation Department.

PIERCE STREET

Sufficient public street right-of-way along Pierce Street from the westerly property line to Buchanan Street shall be dedicated for public use to provide for a 50-foot half-width right-of-way transitioning to a 100-foot full-width right-of-way beginning approximately 700 feet easterly of the westerly project boundary as approved by the Transportation Department.

Sufficient public street right-of-way along Pierce Street from Buchanan Street to "D" Street shall be dedicated for public use to provide for 78-foot full-width right-of-way as approved by the Transportation Department.

Sufficient public street right-of-way along Pierce Street from "D" Street to Lincoln Street shall be dedicated for public use to provide for 74-foot full-width right-of-way as approved by the Transportation Department.

CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 11

MAP - R-O-W DEDICATED 1 (cont.) (cont.)

RECOMMND

"A" STREET

Sufficient public street right-of-way along "A" Street from Buchanan Street to "D" Street shall be dedicated for public use to provide for a 78-foot full-width right-of-way as approved by the Transportation Department.

Sufficient public street right-of-way along "A" Street from "D" Street to Lincoln Street shall be dedicated for public use to provide for a 74-foot full-width right-of-way as approved by the Transportation Department.

"D" STREET

Sufficient public street right-of-way along "D" Street from 62nd Avenue to "A" Street shall be dedicated for public use to provide for a 78-foot full-width right-of-way as approved by the Transportation Department.

Sufficient public street right-of-way along "D" Street from "A" Street to the northerly property line shall be dedicated for public use to provide for a 37-foot half-width right-of-way as approved by the Transportation Department.

B STREET

Sufficient public street right-of-way along "B" Street from "A" Street to the northerly property line shall be dedicated for public use to provide for a 37-foot half-width right-of-way as approved by the Transportation Department.

C STREET

Sufficient public street right-of-way along "C" Street from "A" Street to the northerly property line shall be dedicated for public use to provide for a 37-foot half-width right-of-way as approved by the Transportation Department.

Note: The land divider shall provide written assurance(s) from the owner(s) of the property underlying the off-site portion of the part-width improvements that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner(s) willingness to cooperate must be communicated in a form acceptable to the

1 TREL MAP Parcel Map #: PM35736

Parcel: 757-342-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - R-O-W DEDICATED 1 (cont.) (cont.) (cont)RECOMMND

Transportation Deapartment.

Note: Additional right-of-way may be required along all the above streets to accomodate turning-lanes as approved by the Transportation Department.

50.TRANS. 19 MAP - CORNER CUT-BACK I RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS RECOMMND

NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION.

PLANNING DEPARTMENT

60.PLANNING. 27 MAP - NO GRADING/BLDG. PERMITS RECOMMND

No grading and/or building permits shall be issued as a result of the approval of Tentative Parcel Map No. 35736. Tentative Parcel Map No. 35736 is for financing purposes only.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - NO GRADING/BLDG. PERMITS RECOMMND

No grading and/or building permits shall be issued as a result of the approval of Tentative Parcel Map No. 35736. Tentative Parcel Map No. 35736 is for financing purposes only.

11/23/10
16:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

CEL MAP Parcel Map #: PM35736

Parcel: 757-342-005

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

MAP - ARCHO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 26, 2007

TO:

Transportation Department, Majeed Farshad
Dept. of Environmental Health-John Johnson
Dept. of Fire-Scott De Forge
Dept. of Bldg. & Safety (Grading)-Sam Gonzalez

Co. Geologist-David Gaddie
CVWD-Georgia Celehar
Environmental Programs Department-Michael Richard
Planning- Matt Straite

TENTATIVE PARCEL MAP NO. 35736 – EA 41549 – Applicant: Van-Cal Projects, LLC – Engineer/
Representative: Advanced Development Solutions – Fourth Supervisorial District – Lower Coachella Valley
Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG), Community
Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Northerly of Avenue 62, on the
Southerly of Avenue 60, Easterly of State Highway 86 and Westerly of Lincoln Street - 537.6 Gross Acres -
Zoning: Heavy Agriculture, 10 Acre Minimum (A-2-10) – **REQUEST:** A Schedule "I" subdivision of 537.6
Gross Acres into 18 parcels with a minimum lot size of 20 Gross Acres for financing purposes - APN(s):
717-270-002, 717-270-003, 717-270-004, 717-270-007, 717-270-008, 717-270-011, 717-270-012, 717-270-
013, 717-270-014, and 757-342-004 – Concurrent Cases: GPA00826, CZ07402, SP00362.

Please review the attached exhibit(s) for the above-mentioned project. Any further comments,
recommendations, and/or conditions are requested prior to the pending **October 25, 2007 CPR Comment**
Agenda 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 **Matt Straite**, Project
Planner, **(951)955-0545**, or e-mail at mstraite@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

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

DIRECTORS:

PETER NELSON, PRESIDENT
PATRICIA A. LARSON, VICE PRESIDENT
TELLIS CODEKAS
JOHN W. McFADDEN
RUSSELL KITAHARA

OFFICERS:

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GENERAL MANAGER-CHIEF ENGINEER
MARK BEUHLER,
ASST. GENERAL MANAGER
JULIA FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

December 13, 2007

File: 0163.1
0421.1
0721.1

Matt Straite
Department of Building and Planning
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Straite:

Subject: Tentative Parcel Map No. 35736

This area is protected from regional stormwater flows by the Eastside Dike, and may be considered safe from regional stormwater flows except in rare instances.

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. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are 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.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

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.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District 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.

**TRUE CONSERVATION
USE WATER WISELY**

The District 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 tract map as lots and/or easements to be deeded to the District for such purpose.

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

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

A District approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) is required for this project. The developer should contact the District to discuss the preparation of the WSA/WSV. The District requests the County to withhold approvals for this project until the WSA/WSV has been approved.

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

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, lift 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 tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of 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.

Sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a parcel map until utility clearances have been completed with the District. The USBR conflicts include but are not limited to Lateral 97.0 and its sublaterals -97.0, -2.5, -2.2, -1.7, -2.0 and 1.5.

This area is underlain with agricultural drainage lines. There are District and Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a parcel map until utility clearance have been completed with the District. The District and Private conflicts include but are not limited to Buchanan Street Drain, Buchanan Avenue 62 Drain, Durbow Pierce 0.5 Street Drain, Buchanan Street Avenue 61 Drain and Tile Drains Nos. 233, 558, 446, 294 and 649.

December 13, 2007

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. The District has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan should be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tyme Flatt, Stormwater Engineer, extension 2229.

Yours very truly,



Mark L. Johnson
Director of Engineering

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

Monte Bowers
Berryman and Henigar
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127-1624

Jeff Johnson
Riverside County Department of Public Health
38-686 El Cerrito Road
Palm Desert, CA 92211

Van-Cal Project, LLC
73111 El Paseo Drive, Suite 205
Palm Desert, CA 92260

TF:ch\eng\sw\07\dec\TPM 35736

060931-1
060931-2
060931-3
060931-4

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC004448

- | | | |
|------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <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: TPM35736

DATE SUBMITTED: 9/7/07
~~8/31/07~~

APPLICATION INFORMATION

Applicant's Name: Van-Cal Projects, LLC E-Mail: rip@van-cal.com

Mailing Address: 73111 El Paseo Drive
Palm Desert CA 92260
City State ZIP

Daytime Phone No: (760) 862-1111 Fax No: (760) 776-4197
Advanced Development Solutions

Engineer/Representative's Name: Attn: Rich Soltysiak E-Mail: richs@ads-ca.com

Mailing Address: 38810 Sky Canyon Drive
Murrieta CA 92563
City State ZIP

Daytime Phone No: (951) 200-6940 Fax No: (951) 200-6941

Property Owner's Name: G & G Coachella Investments, LLC E-Mail: _____

Mailing Address: 777 S Figueroa Street
Los Angeles CA 90017
City State ZIP

Daytime Phone No: (760) 862-1111 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.

EA41549 / CFG04893

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.

VAN-CAL PROJECTS, LLC

PRINTED NAME OF APPLICANT

By: 

SIGNATURE OF APPLICANT

Robert L. Pippin

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.

G & G COACHELLA INVESTMENTS, LLC

PRINTED NAME OF PROPERTY OWNER(S)

By: VAN-CAL PROJECTS, LLC, Manager

By: 

SIGNATURE OF PROPERTY OWNER(S)

Robert L. Pippin

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.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 717-270-002, 003, 004, 008, 011-014, 757-342-004, 005

Section: 31 Township: 6 South Range: 9 East

Approximate Gross Acreage: 537.6+/-

General location (cross streets, etc.): North of 62nd Avenue, South of

60th Avenue, East of State Highway 111, West of Lincoln Street.

Thomas Brothers 2006 Edition

Thomas Brothers map, edition year, page number, and coordinates: Page 5592, C 2-3, D 1-3, E 1-3

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):

Tentative Parcel Map to designate into 18 parcels - financial purposes

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). SP00362 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A - Schedule I Parcel Map for financial purposes

Estimated amount of fill = cubic yards N/A - Schedule I Parcel Map for financial purposes

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

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 35736 – CEQA Exempt – Applicant: Van-Cal Projects, L.L.C. – Engineer/Representative: Advances Development Solutions – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.30 Floor Area Ratio) – Location: Northerly of Avenue 62, easterly of State Highway 111, and westerly of Lincoln Street – 537.6 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The tentative parcel map requests a Schedule 'I' subdivision of 537.6 Gross Acres into eighteen (18) parcels for financing purposes. The permitted minimum parcel size is 20 Gross Acres. No grading or building permits will be attached to this map.- APN(s): 717-270-002, 717-270-003, 717-270-004, 717-270-007, 717-270-008, 717-270-011, 717-270-012, 717-270-013, 717-270-014, 757-342-004, and 757-342-005 (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: December 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
DESERT PERMIT ASSISTANCE CENTER
38-686 EL CERRITO ROAD
PALM DESERT, CALIFORNIA 92211

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/19/2010,

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

APN (s) or case numbers Pm 35736 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

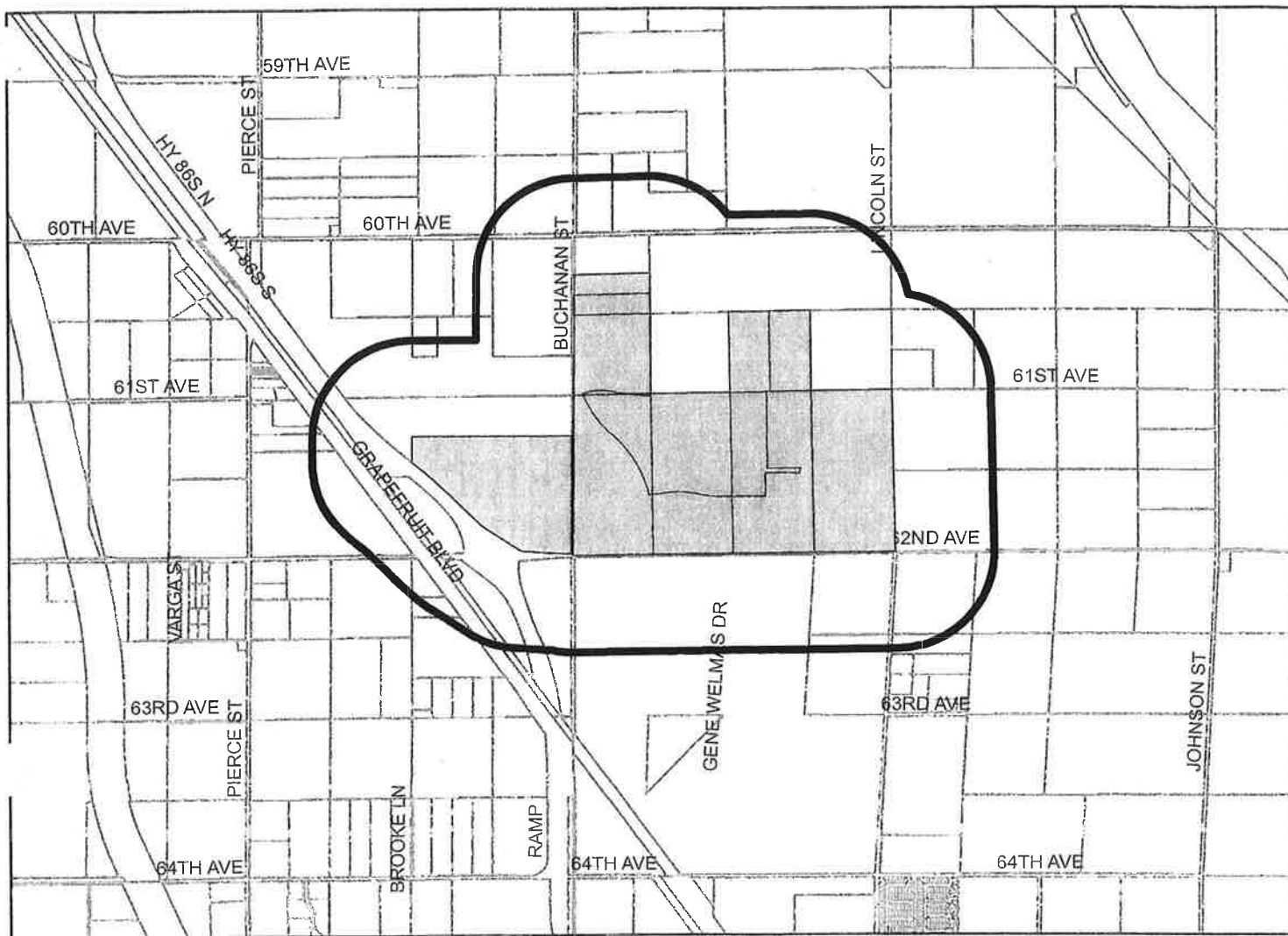
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 8/24/10 *CV*
Expires: 2/19/2011

1600 feet buffer



Selected Parcels

757-342-006	757-320-004	757-320-011	727-020-001	717-270-005	717-270-006	717-270-009	727-030-002	757-341-004	717-280-004
717-280-003	717-280-002	757-250-008	717-270-022	717-270-020	757-342-004	717-270-017	717-270-016	717-240-012	717-240-009
717-240-011	717-280-007	717-280-001	717-270-001	717-240-013	757-250-009	717-270-002	717-270-019	717-270-018	717-270-015
717-270-003	717-270-023	717-270-012	717-270-008	717-270-007	717-270-021	757-341-008	757-341-007	757-342-005	749-050-005
757-341-002	749-050-010	727-030-001	717-240-016	717-280-008	727-030-023	749-050-023	749-050-022	757-320-008	757-320-009
749-050-011	757-320-006	749-050-021	757-342-003	727-020-006	727-020-003	749-050-009			



3,250 1,625 0 3,250 Feet

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.

APN: 757320011, ASMT: 757320011
SRI EMPIRE
P O BOX 490
SAN JACINTO CA 92583

APN: 717240011, ASMT: 717240011
DESERT FRESH PROP
P O BOX 878
COACHELLA CA 92236

APN: 727020001, ASMT: 727020001
CABAZON BAND OF MISSION INDIANS
84245 INDIO SPRINGS DR
INDIO CA 92201

APN: 717280007, ASMT: 717280007
DESERT MIST FARMS INC
10855 OCEAN MIST PY STE A
CASTROVILLE CA 95012

APN: 717270009, ASMT: 717270009
CALIFORNIA ARTICHOKE & VEGETABLE GROWERS
C/O OCEAN MIST FARMS
10855 OCEAN MIST PKWY
CASTROVILLE CA 95012

APN: 717280001, ASMT: 717280001
DICA PARTNERS, ETAL
C/O MARION TUDOR
83400 HAMMOND RD
MECCA CA 92254

APN: 727030002, ASMT: 727030002
CHARLES EDWARD BOUTONNET, ETAL
C/O MECCA III
10855 CARA MIA PKY NO B
CASTROVILLE CA 95012

APN: 757250009, ASMT: 757250009
DRAKE K LARSON, ETAL
78360 VIA SEVILLA
LA QUINTA CA 92253

APN: 757341004, ASMT: 757341004
CNH INV
5620 STEPHANIE ST
LAS VEGAS NV 89122

APN: 717270021, ASMT: 717270021
G&G COACHELLA INV
C/O VAN CAL PROJECTS ROBERT L PIPPIN
73111 EL PASEO STE 205
PALM DESERT CA 92260

APN: 757250008, ASMT: 757250008
CROWN HILL RANCHES INC, ETAL
C/O CARDINAL PRODUCE SALES
85810 GRAPEFRUIT BLV
COACHELLA CA 92236

APN: 757341007, ASMT: 757341007
GENARO L PEREZ, ETAL
74465 GOLETA AVE
PALM DESERT CA 92260

APN: 717270016, ASMT: 717270016
DESERT COMMUNITY COLLEGE DIST
43500 MONTEREY AVE
PALM DESERT CA 92260

APN: 757342005, ASMT: 757342005
HENRY H HSIAO, ETAL
26661 STETSON PL
LAGUNA HILLS CA 92653



APN: 749050005, ASMT: 749050005
MES F SIRI, ETAL
14390 SE 172ND ST
CLACKAMAS OR 97015

APN: 749050022, ASMT: 749050022
SAGE HOLDINGS
19800 MACARTHUR BLV 1050
IRVINE CA 92612

APN: 757341002, ASMT: 757341002
JOSE A ACEVES
P O BOX 911
COACHELLA CA 92236

APN: 757320008, ASMT: 757320008
SHIRLEY CHUCHIAN
45473 CAMINO DEL REY
INDIAN WELLS CA 92210

APN: 749050010, ASMT: 749050010
JOSE DE LA LUZ LOPEZ, ETAL
84526 RODREJO ST
COACHELLA CA 92236

APN: 757320009, ASMT: 757320009
SHIRLEY M CHUCHIAN
C/O GORDON CHUCHIAN
85215 AVE 50
COACHELLA CA 92236

APN: 727030001, ASMT: 727030001
JOSHUA R MAGLIONE, ETAL
112 GOLDEN LANTERN LN
HITTIER CA 90604

APN: 749050011, ASMT: 749050011
SILVIANO R DUARTE
P O BOX 213
COACHELLA CA 92236

APN: 717240016, ASMT: 717240016
LENDING PARTNERS, ETAL
C/O SYAU FU MA
P O BOX 678
OAKLEY UT 84055

APN: 757342003, ASMT: 757342003
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 717280008, ASMT: 717280008
MICHAEL BOZICK, ETAL
C/O NICHOLAS L BOZICK
P O BOX 698
MECCA CA 92254

APN: 727020003, ASMT: 727020003
USA 727
NONE
U S DEPARTMENT OF INTERIOR
WASHINGTON DC 21401

APN: 727030023, ASMT: 727030023
OTILIA V AGUILAR
21214 MARTIN ST
CARSON CA 90745

APN: 749050009, ASMT: 749050009
YOLANDA V ROSARIO
407 MILAGROSA CIR
CHULA VISTA CA 91910

Coachella Valley
Assoc. of Government
73-710 Fred Waring Dr., Suite 200
Palm Desert, CA 92260-2553

ATTN: John Guerin
Airport Land Use Commission
Mail Stop 1070

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 726
San Bernardino, CA 92401-1400

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.

Reg. Water Quality Control Board #7
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA. 92260-2564

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

Jacqueline Cochran Regional Airport
56-850 Higgins Dr.
Thermal, CA 92274

College of the Desert
Palm Desert Library
73-300 Fred Waring Drive
Palm Desert, CA 92260-2870

4th Supervisor District
Roy Wilson, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1004

Coachella Valley
Unified School District
87-225 Church St.
P.O. Box 847
Thermal, CA 92274-8901

Desert Sands Unified School District
47-950 Dune Palms Rd.
La Quinta, CA 92253-4000

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

College of the Desert
Community Education
43500 Monterey Ave.
Palm Desert, CA 92260-9305

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

ADVANCED DEV SOLUTIONS
RICH SOLTYSIAK
38810 SKY CYN DR
MURRIETA CA 92563

VAN-CAL PROJECTS LLC
73111 EL PASEO DR
PALM DESERT CA 92260

Debra Kaye, P.E.
Kayepability Consulting
P.O. Box 5702
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