

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

436 B



REVIEWED BY EXECUTIVE OFFICE

DATE 7/14/11
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 35808 - CEQA Exempt – Applicant: David Whittle – Engineer/Representative: Megaland Engineers & Associates – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Laguna Avenue, easterly of Fairview Street, and westerly of Hill Street – 0.43 Net Acres – Zoning: General Residential (R-3) – **REQUEST:** The Tentative Parcel Map is a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. Parcel '1' consists of 0.18 net acres with an existing dwelling and parcel '2' consists of 0.25 net acres.

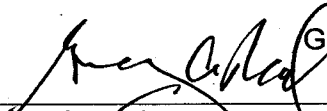
RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on October 5, 2009.

The Planning Department recommended Approval; and,

THE PLANNING DIRECTOR:

APPROVED an **EXCEPTION** to lot depth based on Ordinance No. 460, Section 3.1.C., for a minimum lot depth of less than 100 feet; Ordinance No. 460, 3.1.C. language reads "Exceptions from the requirement of this Ordinance relating to the design or improvement of land divisions shall be granted by the appropriate Advisory Agency or Appeal Board only when it is determined


Carolyn Syme Luna
Planning Director
Greg A. Neal, Deputy Director for


Initials:
CSL:vc/dm

(continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit 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: July 26, 2011
xc: [unclear] Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. District: First Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.2

The Honorable Board of Supervisors
Re: TENTATIVE PARCEL MAP NO. 35808
Page 2 of 2

that there are special circumstances applicable to the property such as but not limited to size, shape, topographic conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health or welfare or be damaging to other property in the vicinity"; and,

APPROVED TENTATIVE PARCEL MAP NO. 35808, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

8/9/11
Date

RG
Initial

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Parcel Map No. 35808

Project Location: The project is located in the Lakeland Village Community of the Elsinore Area Plan in Western Riverside County; more specifically, northeasterly of Laguna Avenue, southwesterly of Wilson Street, and northwesterly of Hill Street.

Project Description: The Parcel Map proposes a schedule 'F' subdivision of 0.43 gross acres into two (2) parcels. Proposed parcel '1' is 0.21 gross acres and proposed parcel '2' is 0.22 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Dave Whittle

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15315)
 Statutory Exemption ()
 Other: _____

Reasons why project is exempt: This project is exempt from CEQA Review based on the categorical exemption for minor land divisions based on the following findings:

- a. The project is located in an existing urbanized area
- b. The project is consistent with the existing General Plan designation of Medium Community Development: Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre)
- c. The project is consistent with the existing zoning of General Residential (R-3)
- d. All utility services are located on the parcel
- e. The parcel has not been part of a larger subdivision within the last two (2) years
- f. And the parcel does not contain slope areas of greater than twenty percent (20%)

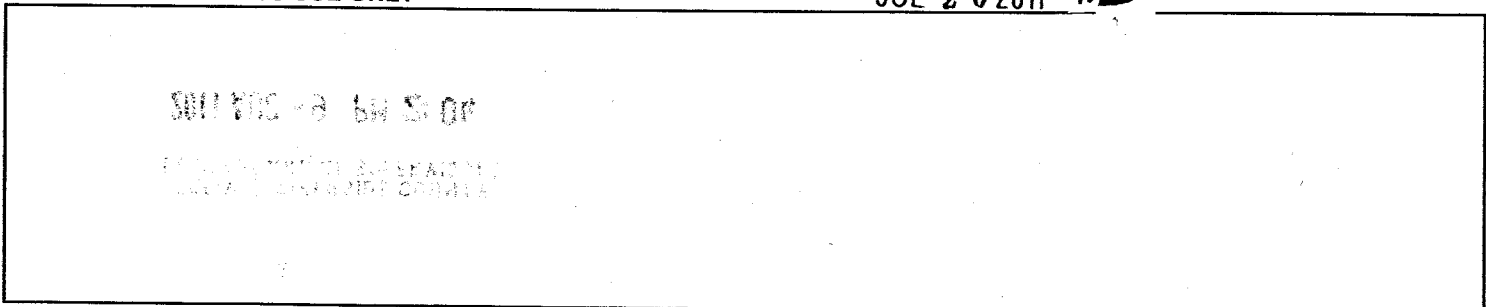
Jeffery Childers County Contact Person 951-955-3626 Phone Number

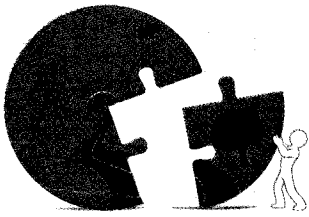
Daniel Mares For Jeff Childers Signature Urban/Regional Planner IV Title _____ Date _____

Date Received for Filing and Posting at DPR: N/A

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

JUL 26 2011 1.2





RIVERSIDE COUNTY
PLANNING DEPARTMENT

436B

Carolyn Syms Luna
Director

DATE: June 30, 2011

TO: Clerk of the Board of Supervisors

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

SUBJECT: TENTATIVE PARCEL MAP NO. 35808 - CEQA Exempt
(Charge your time to these case numbers)

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

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

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

Need Director's signature by 7/14/11
Please schedule on the July 26, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Exemption
Fish & Game Receipt (CFG5005)

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"

Agenda Item No.: 45
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Jeffery Childers
Directors Hearing: October 5, 2009
Continued From: September 21, 2009

TENTATIVE PARCEL MAP NO. 35808
CEQA Exempt per Section 15061 (b) (3)
Applicant: Dave Whittle
Engineer/Rep.: Megaland Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 35808 proposes a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. The Variance is required to allow a lot depth of less than 100 feet as required per the design standards of General Residential (R-3) and to allow a lot depth of 97 feet. – APN: 387-101-014

The project is located in the Lakeland Village Community of the Elsinore Area Plan in Western Riverside County; more specifically, northeasterly of Laguna Avenue, southwesterly of Wilson Street, and northwesterly of Hill Street.

SUMMARY OF FINDINGS:

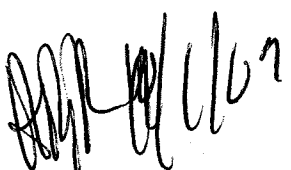
- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the north, south, east and west. |
| 3. Existing Zoning: | General Residential (R-3) |
| 4. Surrounding Zoning: | General Residential (R-3) to the north, south east and west. |
| 5. Existing Land Use: | Single Family Residence and Vacant |
| 6. Surrounding Land Use: | Single Family Residential |
| 7. Project Data: | Total Acreage: 0.43 Gross Acres |
| 7. Environmental Concerns: | CEQA Exempt per Section 15061 (b) (3) |

RECOMMENDATIONS:

APPROVAL of TENTATIVE PARCEL MAP NO. 35808, 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 Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.



CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
7. An exception to the design requirements regarding lot depth will be granted in accordance with Ordinance 460, Section 3.1.C. This exception will not grant special privileges to this project that are inconsistent with the limitations on other properties in the vicinity and similar zoning.

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) on the Elsinore Area Plan.
2. The proposed residential use is a permitted use in the General Residential (R-3) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the north, south, east and west.
4. The zoning for the subject site is General Residential (R-3).
5. There are special considerations in regards to the exception due to the size, shape, topography, and location and surroundings of the proposed subdivision. The lot is shaped in such a manner that meeting the 100 foot minimum lot depth would not be possible. The parcel is not configured as other parcels in the vicinity as the depth is not proportional to the length as typical in the vicinity.

6. Strict application of the design guidelines for the General Residential (R-3) zoning designation would deprive the owner of privileges enjoyed by other property owners in the vicinity within the General Residential (R-3) zone.
7. The parcel is also surrounded on three sides by publicly dedicated streets which precludes the applicant from varying the lot lines to meet the 100 foot minimum lot depth. This location and topographical restriction is unique to this parcel.
8. This parcel is shaped, physically, so that and subdivision of the property would not meet the minimum 100 foot lot depth due to the nature of the existing lot lines. The property includes an existing permitted structure that precludes the applicant from varying the lot configuration.
9. This project is exempt from CEQA Review based on the fact that the project has no potential for causing a significant effect on the environment
10. The activity of the proposed land division has no possibility of having a significant effect on the environment and the project is not subject to CEQA.

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 100-year flood plain;
 - b. An area drainage plan;
 - c. A dam inundation area;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - e. An agricultural preserve; or,
 - f. A high fire area.
3. The project site is located within:
 - a. The Lake Elsinore sphere of influence;
 - b. One half mile of the Wildomar Fault;
 - c. The boundaries of the Elsinore Area Plan;
 - d. The Jurupa Area Recreation and Parks District;
 - e. An area of low paleontological sensitivity;
 - f. A Riverside County Fault Zone;
 - g. An area of moderate liquefaction potential;
 - h. An area susceptible to subsidence;
 - i. Community of Lakeland Village; and,
 - j. The Lake Elsinore Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 387-101-014.
5. This project was received on December 12, 2007 and reviewed by the Land Development Committee 1 time on January 24, 2008.

6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,929.

Y:\Planning Case Files-Riverside office\PM35808\DH 8-24-09\PM35808_Staff Report -9-21-09 rev.doc
Date Prepared: 9/22/08
Date Revised: 6/9/2009

Agenda Item No.: 4.5
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Jeffery Childers
Directors Hearing: September 21, 2009

TENTATIVE PARCEL MAP NO. 35808
Variance No. 1859
CEQA Exempt per Section 15315
Applicant: Dave Whittle
Engineer/Rep.: Megaland Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 35808 proposes a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. The Variance is required to allow a lot depth of less than 100 feet as required per the design standards of General Residential (R-3) and to allow a lot depth of 97 feet. – APN: 387-101-014

The project is located in the Lakeland Village Community of the Elsinore Area Plan in Western Riverside County; more specifically, northeasterly of Laguna Avenue, southwesterly of Wilson Street, and northwesterly of Hill Street.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the north, south, east and west. |
| 3. Existing Zoning: | General Residential (R-3) |
| 4. Surrounding Zoning: | General Residential (R-3) to the north, south east and west. |
| 5. Existing Land Use: | Single Family Residence and Vacant |
| 6. Surrounding Land Use: | Single Family Residential |
| 7. Project Data: | Total Acreage: 0.43 Gross Acres |
| 7. Environmental Concerns: | CEQA Exempt per Section 15315 |

RECOMMENDATIONS:

APPROVAL of TENTATIVE PARCEL MAP NO. 35808, 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 Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.

ARR 9/15

TENTATIVE PARCEL MAP NO. 35808

Variance No. 1859

Director's Hearing Staff Report: September 21, 2009

Page 2 of 3

2. The proposed project is consistent with the General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The Variance will not grant special privileges to this project that are inconsistent with the limitations on other properties in the vicinity and similar zoning.

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) on the Elsinore Area Plan.
2. The proposed residential use is a permitted use in the General Residential (R-3) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the north, south, east and west.
4. The zoning for the subject site is General Residential (R-3).
5. There are special considerations in regards to the variance due to the size and shape of the proposed subdivision, in that the lot is shaped so that meeting the 100 foot minimum lot depth would not possible.
6. Strict application of the design guidelines for the General Residential (R-3) zoning designation would deprive the owner of privileges enjoyed by other property owners in the vicinity within the General Residential (R-3) zone.
7. The project is exempt from environmental review under Section 15315 of the CEQA Guidelines per the following findings:
 - a. The project is located in an existing urbanized area
 - b. The project is consistent with the existing Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre)

TENTATIVE PARCEL MAP NO. 35808

Variance No. 1859

Director's Hearing Staff Report: September 21, 2009

Page 3 of 3

- c. The project is consistent with the existing zoning of General Residential (R-3)
- d. All utility services are located on the parcel
- e. The parcel has not been part of a larger subdivision within the last two (2) years
- f. And the parcel does not contain slope areas of greater than twenty percent (20%)

INFORMATIONAL ITEMS:

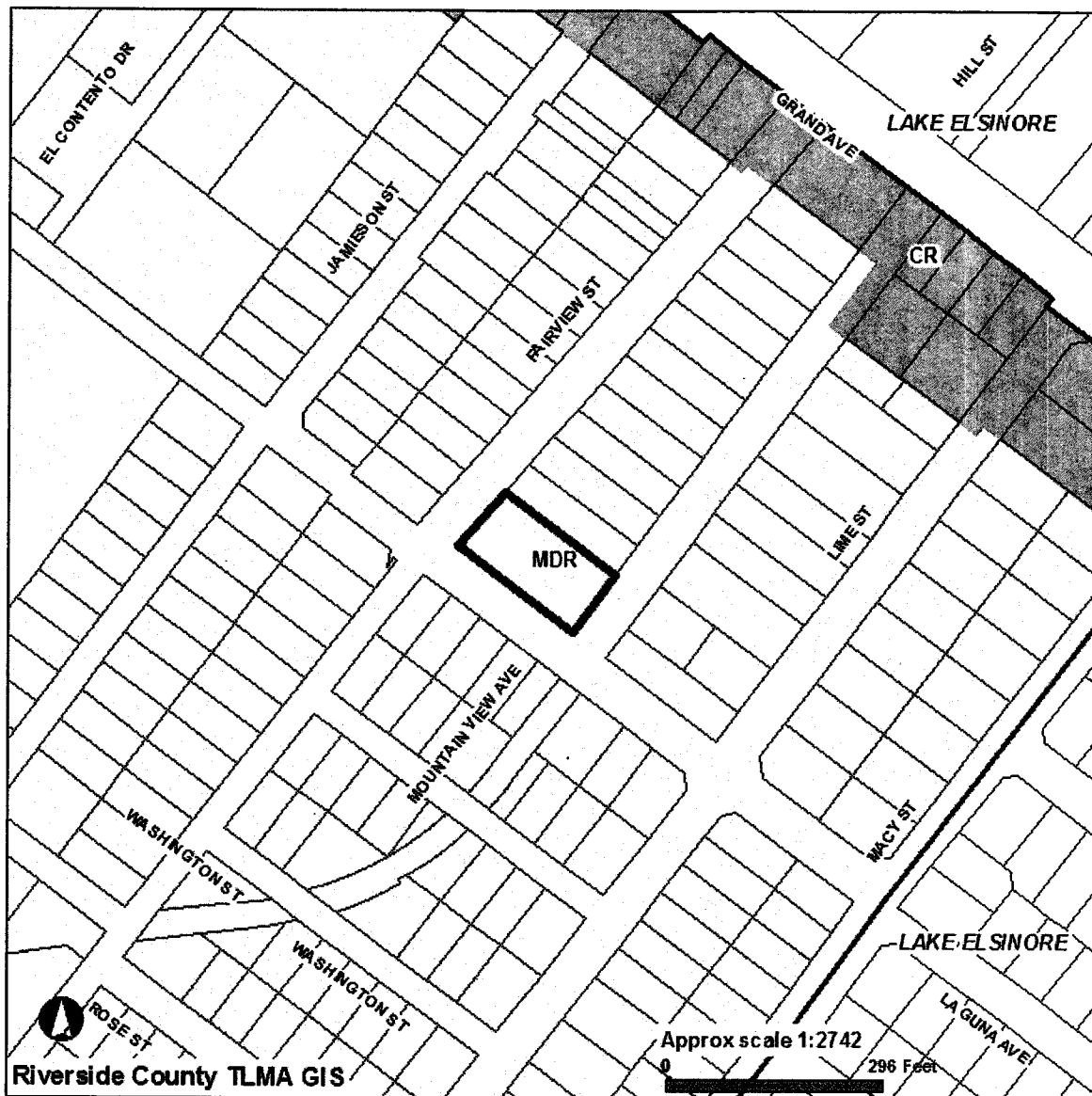
- 1. As of this writing no letters in support or opposition have been received.
- 2. The project site is not located within:
 - a. A 100-year flood plain;
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 - c. A dam inundation area;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - e. An agricultural preserve; or,
 - f. A high fire area.
- 3. The project site is located within:
 - a. The Lake Elsinore sphere of influence;
 - b. One half mile of the Wildomar Fault;
 - c. The boundaries of the Elsinore Area Plan;
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 - f. A Riverside County Fault Zone;
 - g. An area of moderate liquefaction potential;
 - h. An area susceptible to subsidence;
 - i. Community of Lakeland Village; and,
 - j. The Lake Elsinore Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Numbers: 387-101-014.
- 5. This project was received on December 12, 2007 and reviewed by the Land Development Committee 1 time on January 24, 2008.
- 6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,929.

Y:\Planning Case Files-Riverside office\PM35808\DH 8-24-09\PM35808_Staff Report -8-11-09.doc

Date Prepared: 9/22/08

Date Revised: 6/9/2009

Land Use



Selected parcel(s):
387-101-014

IMPORTANT

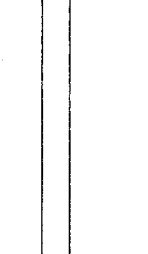
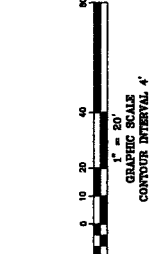
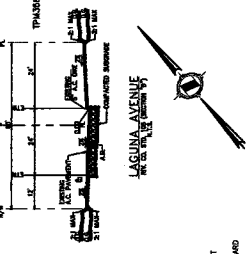
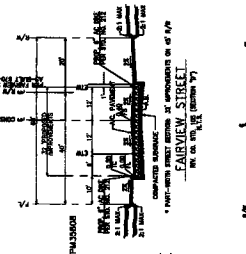
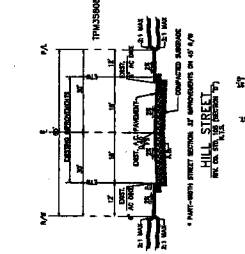
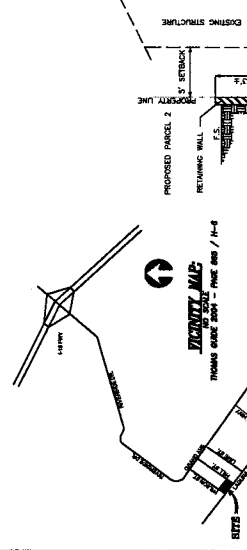
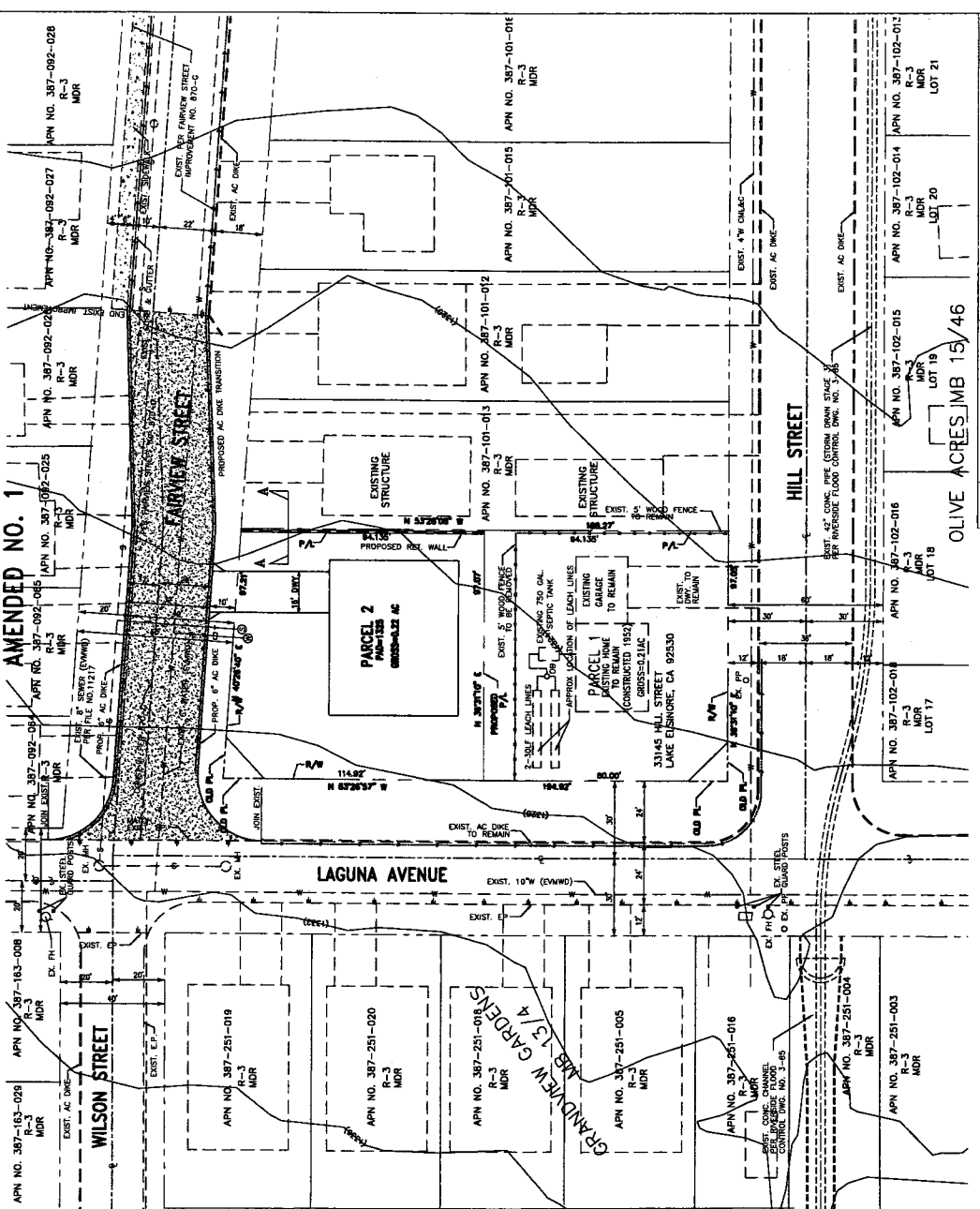
This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County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

REPORT PRINTED ON...Wed Aug 26 16:00:46 2009

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 35808

A.P.N.: 387-101-014
 AMENDED NO. 1



OWNER/APPLICANT:
 DALE WHITLEY
 29441 WINDSOR DRIVE
 LAKE ELIZABETH, CA 92530
 TEL: (951) 979-3710
 FAX: (951) 979-3710

PREPARED BY/ENGINEER:
 MEGAWATT ENGINEERS & ASSOCIATES
 29441 WINDSOR DRIVE, STE. 205
 LAKE ELIZABETH, CA 92530
 TEL: (951) 988-4524
 FAX: (951) 988-5584

DATE OF TOPOGRAPHY:
 RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TOPOGRAPHY
 1/19/04

APRA:
 0.44 ACRES
 0.44 ACRES
 387-101-014

TOWN/PLANNING:
 SAN BERNARDINO COUNTY, RIVERSIDE COUNTY, YEAR 2004
 PAGE 885 COORD. 11-4

JURISDICTION:
 0.44 ACRES 1/4 IN LOTS 15 / 1/8 AC 815/048 OLIVE ACRES
 (C. S. & M. SECTION 10)

DATE FORWARDED:
 NOVEMBER 2007

UTILITY PROVIDERS & SPECIAL DISTRICTS:
 WATER: CLARENCE VALLEY MUNICIPAL WATER DISTRICT
 SEWER: EXTENSIVE VALLEY MUNICIPAL WATER DISTRICT
 GAS: RIVERSIDE GAS COMPANY
 TELEPHONE: VERIZON
 NO. CALIFORNIA DISTRICT
 LAKE ELIZABETH UNIFIED SCHOOL DISTRICT

ZONING/PLANNING:
 R-3 MDR (MEDIUM DENSITY RESIDENTIAL)
 R-3 MDR (MEDIUM DENSITY RESIDENTIAL)
 C

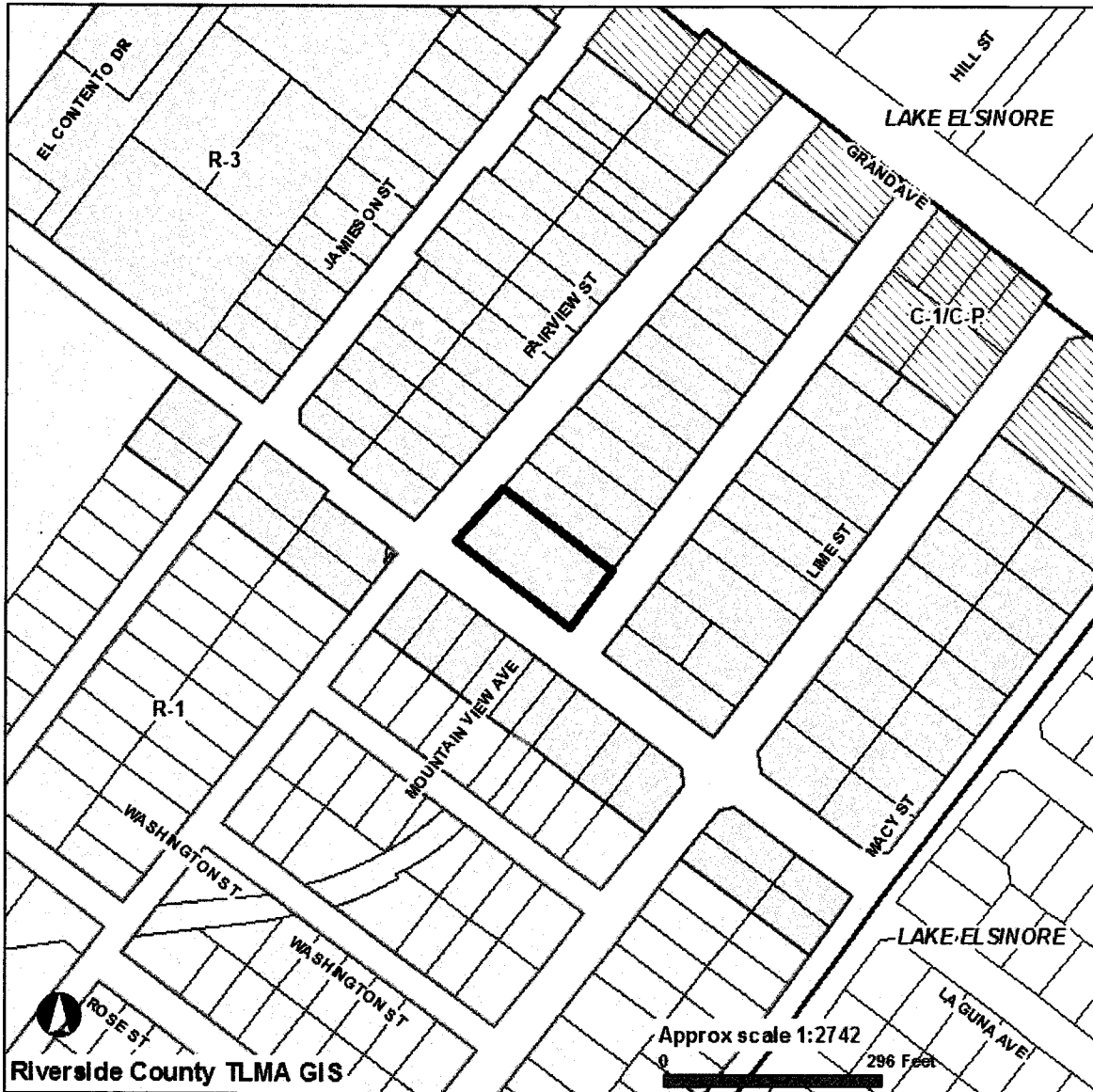
NOTES:
 1. THE ACRES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVISION.
 2. THIS LAND IS NOT SUBJECT TO UNDEVELOPMENT OR OTHER REGULATIONS.
 3. THIS MAP IS NOT INCLUDED IN THE PLUM FLOODWAY MAP OF RIVERSIDE COUNTY.
 4. ALL UNDEVELOPED AREAS TO BE EXCLUDED FROM THIS MAP.
 5. ALL UNDEVELOPED AREAS TO BE EXCLUDED FROM THIS MAP.
 6. THE PROPERTY IS WITHIN A COUNTY SERVICE AREA 153A.
 7. THERE ARE NO EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET.
 8. THE LAND IS NOT SUBJECT TO OVERSLOW, UNDEVELOPMENT, OR FLOOD HAZARD.
 9. NO EASEMENTS FOUND.

DATE:	REVISIONS:	SHEET NO.
		1
		1

TENTATIVE
 PARCEL MAP NO. 35808
 WHITLEY PROPERTY
 N. SIDE LAGUNA AVENUE
 BETWEEN HILL ST. & FAIRVIEW ST.
 A.P.N.: 387-101-014

OLIVE ACRES 15/46

Zoning



Selected parcel(s):
387-101-014

IMPORTANT

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REPORT PRINTED ON...Wed Aug 26 16:01:15 2009

Airphoto



Selected parcel(s):
387-101-014

IMPORTANT

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REPORT PRINTED ON...Wed Aug 26 16:02:45 2009

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. Parcel '1' consists of 0.21 net acres with an existing dwelling and parcel '2' consists of 0.22 net 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.

10. EVERY. 4 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35808 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35808, dated 5/27/09

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

permit are subject to the included Building and Safety Grading Division conditions of approval.

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

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

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

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

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

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

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

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

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

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

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

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

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD WATER AND SEWER

RECOMMND

All lots under Parcel Map#35808 are proposing Elsinore Valley Municipal Water District (EVMWD) water and sewer service. Per EVMWD Service Commitment Letter#2107-0 dated 11/8/07, water and sewer service is available for this project. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with EVMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

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.

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 2500 GPM and an actual fire flow available from any one hydrant shall be 1500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 300 feet apart in any direction, with no portion of any lot frontage more than 150 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35808 is a proposal to subdivide an approximately 0.43-acre site into 2 lots for residential use. The site is located in the Lake Elsinore area on the northwesterly corner of Hill Street and Laguna Avenue. There is an existing house on Parcel 1.

The District's Lime Street Channel (Project No. 3-0-00030), built in the early 1960's, provides the site significant protection from offsite storm runoff. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

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

submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the General Residential (R-3) zoning classification.

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

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

RECOMMND

acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any lot created by this subdivision. The landowners shall secure all lots created by this subdivision and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 18 MAP - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 19 MAP - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 20 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. 21 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

10.PLANNING. 21 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.

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

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.) RECOMMND

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. 4 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

E HEALTH DEPARTMENT

50.E HEALTH. 1 ABANDON / REMOVE EXISTING OWTS

RECOMMND

PRIOR TO MAP RECORDATION, APPLICANT MUST PROPERLY ABANDON OR REMOVE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) UNDER PERMIT WITH DEPARTMENT OF ENVIRONMENTAL HEALTH AND CONNECT TO EVMWD SANITARY SEWER. (NOTE: PROPOSED 2 LOTS ARE EACH BELOW THE 1/2 ACRE REQUIREMENT FOR OWTS).

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

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 7,200 sq. ft. net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the General Residential (R-3) zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152A.

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 152A 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. 19 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 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. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - EASEMENT RECOMMND

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

50.TRANS. 4 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Laguna Avenue and so noted on the final map.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 870-G.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 7 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections including driveway 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.

CEL MAP Parcel Map #: PM35808.

Parcel: 387-101-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 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.

50.TRANS. 9 MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines 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. 10 MAP - STREET SWEEPING 2

RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 11 MAP - IMPROVEMENT

RECOMMND

Fairview Avenue from Laguna Avenue easterly to existing AC pavement of Fairview Street is designated as a Local road and shall be improved with 32' full-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter (gutter on north side only), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (32'/60') (Modified for no sidewalk.)

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - PART-WIDTH

RECOMMND

Laguna Avenue along project boundary is a paved County maintained road designated as a Local road and shall be improved with 30' part-width AC pavement, (18' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (Modified for no sidewalk.)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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

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

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

RECOMMND

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

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

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

RECOMMND

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

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 19 MAP - PLANNING DEPT REVIEW RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

CEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 11 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 12 MAP - SUBMIT BUILDING PLANS RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 13 MAP - BUILDING SEPARATION RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152A.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines 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.

90.TRANS. 3 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department

08/27/09
08:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

PARCEL MAP Parcel Map #: PM35808

Parcel: 387-101-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - STREET SWEEPING 2 (cont.)

RECOMMND

shall be completed.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 2, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-LEA
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
CSA 152A c/o EDA
Riv. EDA-Redevelopment
Supervisor Buster
Commissioner Roth

City of Lake Elsinore
Lake Elsinore Unified School Dist.
Elsinore Valley Municipal Water Dist.
SCE
Southern California Gas
Caltrans Dist. #8
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Management
Army Corp. of Engineers
Pechanga Indian Tribe
Wildomar Land Development Review Committee

TENTATIVE PARCEL MAP NO. 35808 – EA41658 – Applicant: David Whittle – Engineer/Representative: Megaland Engineers & Associates– First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Laguna Avenue, Easterly of Fairview Street, and Westerly of Hill Street – 0.43 Net Acres – Zoning: General Residential (R-3) – **REQUEST:** The Tentative Parcel Map proposes a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. Parcel '1' consists of 0.18 net acres with an existing dwelling and parcel '2' consists of 0.25 net acres. – APN: 387-101-014

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on January 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, at **(951) 955-8632** or email at bcanseco@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.

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 35808 / VARIANCE NO. 1859 - CEQA Exempt - Applicant: David Whittle - Engineer/Representative: Megaland Engineers & Associates- First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) - Location: Northeasterly of Laguna Avenue, southwesterly of Wilson Street, and northwesterly of Hill Street - 0.43 Net Acres - Zoning: General Residential (R-3) - **REQUEST:** The Tentative Parcel Map proposes a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. The Variance is required to allow a lot depth of less than 100 feet as required per the design standards of General Residential (R-3) and to allow a lot depth of 97 feet - APN: 387-101-014. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 21, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Childers, at 951-955-3626 or e-mail jchilder@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/11/09

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

APN (s) or case numbers Pm 35808 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

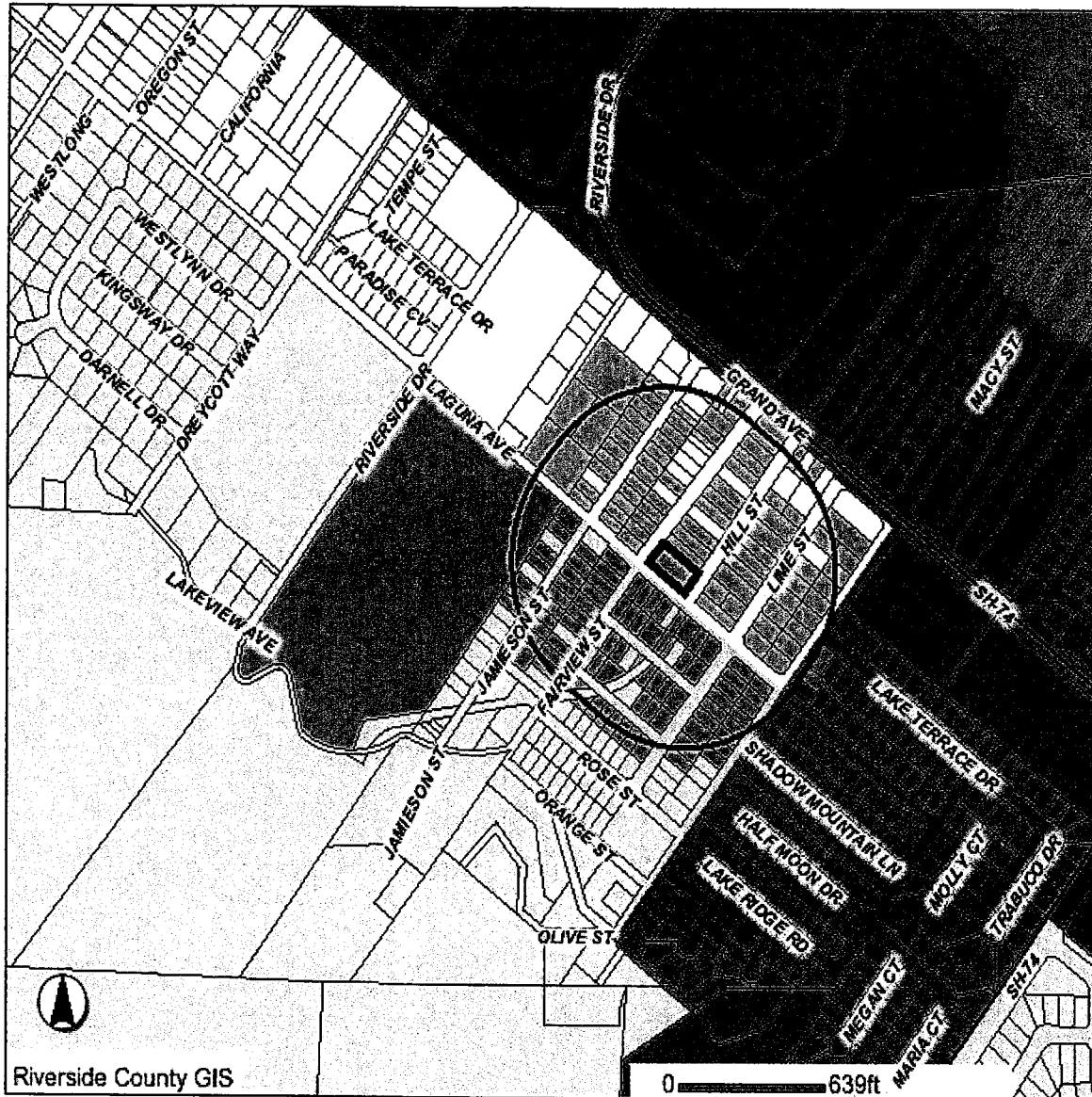
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 8/12/09 [Signature]
EARES 8/11/10

600 feet buffer



Selected parcel(s):

381-362-001	381-362-025	387-091-009	387-091-012	387-091-021	387-091-023	387-091-024
387-091-025	387-091-026	387-091-029	387-091-031	387-091-033	387-091-034	387-091-035
387-091-036	387-091-040	387-091-041	387-092-011	387-092-014	387-092-015	387-092-016
387-092-025	387-092-026	387-092-027	387-092-029	387-092-034	387-092-043	387-092-044
387-092-045	387-092-046	387-092-047	387-092-049	387-092-050	387-092-051	387-092-055
387-092-057	387-092-061	387-092-063	387-092-064	387-092-065	387-101-004	387-101-005
387-101-006	387-101-008	387-101-009	387-101-010	387-101-012	387-101-013	387-101-014
387-101-015	387-101-017	387-102-001	387-102-003	387-102-012	387-102-013	387-102-014
387-102-015	387-102-016	387-102-017	387-102-018	387-102-019	387-102-020	387-102-021
387-102-022	387-103-007	387-103-008	387-103-009	387-103-010	387-103-011	387-103-012
387-103-013	387-103-014	387-103-015	387-103-016	387-103-017	387-103-018	387-103-020
387-103-021	387-103-022	387-103-023	387-162-005	387-162-006	387-162-007	387-162-009
387-162-010	387-162-015	387-162-017	387-163-001	387-163-008	387-163-012	387-163-014
387-163-015	387-163-020	387-163-021	387-163-023	387-163-024	387-163-026	387-163-027
387-163-028	387-163-029	387-163-030	387-163-031	387-163-032	387-163-033	387-163-034
387-163-036	387-163-037	387-170-006	387-251-002	387-251-003	387-251-004	387-251-005
387-251-007	387-251-008	387-251-009	387-251-011	387-251-013	387-251-014	387-251-015
387-251-017	387-251-018	387-251-019	387-251-020	387-252-001	387-252-002	387-252-003
387-252-004	387-252-006	387-252-007	387-252-008	387-252-009	387-252-010	387-252-011

387-252-014 387-252-016 387-252-017 387-252-018 387-253-001 387-253-002 387-253-003
387-253-004 387-253-006 387-253-012 387-253-014 387-253-019 387-254-001 387-254-002
387-254-003 387-254-004 387-254-005 387-254-006 387-254-007 387-254-008 387-254-042
387-254-044 387-254-045 387-254-046 387-254-048 387-254-051 387-254-052 387-254-053
387-254-054

IMPORTANT

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

MAP PRINTED ON...08/11/2009



APN: 381362001 ASMT: 381362001
INDYMAC FEDERAL BANK
155 N LAKE AVE
PASADENA CA 91101

APN: 381362025 ASMT: 381362025
CYNTHIA R KARCHER
33150 MACY ST
LAKE ELSINORE CA. 92530

APN: 387091009 ASMT: 387091009
TUONG TRI DU
ANNA CHAU
33122 ELCONTENTO DR
LAKE ELSINORE CA 92530

APN: 387091012 ASMT: 387091012
MANUEL SANDOVAL
GABRIEL ALVAREZ
33050 EL CONTENTO
LAKE ELSINORE CA. 92530

APN: 387091021 ASMT: 387091021
MIGUEL MEDINA
8317 S PAINTER AVE NO 3
WHITTIER CA 90602

APN: 387091023 ASMT: 387091023
LINO T PRECIADO
MARIA G PRECIADO
3232 S ARCADIAN SHORE RD
ONTARIO CA 91761

APN: 387091024 ASMT: 387091024
MATTHIAS R PETSCH
VICKI L PETSCH
22116 WOODCREEK LN
WILDOMAR CA 92595

APN: 387091025 ASMT: 387091025
ROBERTO A DIAZ
33045 JAMIESON ST #A
LAKE ELSINORE CA. 92530

APN: 387091026 ASMT: 387091026
RUTH EILEEN SMITH
16390 GRAND AVE
LAKE ELSINORE CA 92530

APN: 387091029 ASMT: 387091029
RAUL C CORVERA
LIDIA CORVERA
2430 VIA PACIFICA
CORONA CA 92882

APN: 387091031 ASMT: 387091031
ERNESTO VERGARA
ROSA VERGARA
33061 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387091033 ASMT: 387091033
SANTOS DUARTE
AMALIA BECERRA
430 S C ST
PERRIS CA 92570

APN: 387091034 ASMT: 387091034
TARSICIO SOTO JUAREZ
EMILIA SOTO
33101 JAMIESON ST
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APN: 387091035 ASMT: 387091035
JOSE GUZMAN CRUZ
MARIA EVANGELINA GUZMAN
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APN: 387091036 ASMT: 387091036
GASPAR R HERRERA
PATRICIA REYES CASTILLO
33091 JAMIESON ST
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APN: 387091040 ASMT: 387091040
GERALD J WIEMANN
33104 EL CONTENTO DR
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APN: 387091041 ASMT: 387091041
GABRIEL ALVAREZ GARCIA
MARIA GUADALUPE ALVAREZ
33080 EL CONTENTO DR
LAKE ELSINORE CA. 92530

APN: 387092011 ASMT: 387092011
RANDY V RUSH
MOLLY L RUSH
C/O MISSION PROPERTIES
6185 MAGNOLIA AVE NO 221
RIVERSIDE CA 92506

APN: 387092014 ASMT: 387092014
VICTOR M AGUILAR
33060 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387092015 ASMT: 387092015
STEVE E BROWN
33070 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387092016 ASMT: 387092016
JAMIESON COURT APARTMENTS
C/O SCOTT JOHNSON
41260 CALLE DE MAYA
TEMECULA CA 92592

APN: 387092025 ASMT: 387092025
JOSE GARCIA MONTES
33121 FAIRVIEW ST
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APN: 387092026 ASMT: 387092026
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33111 FAIRVIEW ST
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APN: 387092027 ASMT: 387092027
HOUSING AUTHORITY COUNTY OF RIVERSIDE
6848 MAGNOLIA AVE
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APN: 387092029 ASMT: 387092029
HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
6848 MAGNOLIA AVE
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APN: 387092034 ASMT: 387092034
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APN: 387092043 ASMT: 387092043
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APN: 387092044 ASMT: 387092044
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APN: 387092045 ASMT: 387092045
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APN: 387092050 ASMT: 387092050
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APN: 387092051 ASMT: 387092051
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SAN JUAN CAPISTRANO CA 92675

APN: 387092055 ASMT: 387092055
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APN: 387092057 ASMT: 387092057
FRANCES T BOOTHE
WILLIAM M TOMLINSON
FRANK N TOMLINSON
C/O JOHN A TOMLINSON
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BREA CA 92821

APN: 387092061 ASMT: 387092061
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON RD
SIMI VALLEY CA 93063

APN: 387092063 ASMT: 387092063
BRUCE CARLL
CLAIRE CARLL
2224 S BRENTWOOD DR
PALM SPRINGS CA 92264

APN: 387092064 ASMT: 387092064
ARTURO GUIDO
JUANA GUIDO
33145 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387092065 ASMT: 387092065
SOCORRO LOPEZ
LAURA LOPEZ
33135 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387101004 ASMT: 387101004
DONNA TAMBOURY
33027 HILL ST
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APN: 387101005 ASMT: 387101005
TED E LACY
HELEN S LACY
MARY LEE POLOPOLUS, ETAL.
2005 GIRD RD
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APN: 387101006 ASMT: 387101006
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33057 HILL ST
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APN: 387101008 ASMT: 387101008
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APN: 387101009 ASMT: 387101009
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KELLY A BERNIER
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APN: 387101010 ASMT: 387101010
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C/O CARRINGTON MORTGAGE SERVICES
1610 ST ANDREW PL
SANTA ANA CA 92705

APN: 387101012 ASMT: 387101012
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APN: 387101015 ASMT: 387101015
WELLS FARGO BANK
C/O CARRINGTON MORTGAGE SERVICES
1610 E ST ANDREW NO B150
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JEAN LIU EILERSEN
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ANA MARIA TANG
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APN: 387102017 ASMT: 387102017
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APN: 387102018 ASMT: 387102018
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ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

APN: 387102019 ASMT: 387102019
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APN: 387102020 ASMT: 387102020
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DENISE WHARTON
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LAKE ELSINORE CA. 92530

APN: 387102021 ASMT: 387102021
MADELENE A LESLE
17441 S LAKESHORE DR
LAKE ELSINORE CA 92536

APN: 387102022 ASMT: 387102022
JORGE MORENO
33076 HILL ST
LAKE ELSINORE CA. 92530

APN: 387103007 ASMT: 387103007
KEVIN L BENEDICT
ANNA M BENEDICT
33128 LIME ST
LAKE ELSINORE CA. 92530

APN: 387103008 ASMT: 387103008
GUILLERMO QUIROGA GONZALEZ
MARIA MERCADO
33136 LIME ST
LAKE ELSINORE CA. 92530

APN: 387103009 ASMT: 387103009
FRANSISCO RODRIGUEZ
33137 MACY ST
LAKE ELSINORE CA. 92530

APN: 387103010 ASMT: 387103010
MARIO ROCHA
LINDA ROCHA
33129 MACY ST
LAKE ELSINORE CA. 92530

APN: 387103011 ASMT: 387103011
REX E BRATCHER
33115 MACY ST
LAKE ELSINORE CA. 92530

APN: 387103012 ASMT: 387103012
TED L ALVERSON
NANCY J ALVERSON
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APN: 387103013 ASMT: 387103013
GARY D RUSH
MARTHA C RUSH
33089 MACY ST
LAKE ELSINORE CA. 92530

APN: 387103014 ASMT: 387103014
KEITH E BANKS
MARGARET T BANKS
33075 MACY ST
LAKE ELSINORE CA. 92530

APN: 387103015 ASMT: 387103015
JUDY A LIPPOLD
33063 MACY ST
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APN: 387103016 ASMT: 387103016
RUDY RAMIREZ
MARY JO RAMIREZ
33051 MACY ST
LAKE ELSINORE CA. 92530

APN: 387103017 ASMT: 387103017
J & R PIKOVER FAMILY TRUST
10171 BAYWOOD CT
LOS ANGELES CA 90077

APN: 387103018 ASMT: 387103018
JESSICA MARTINEZ
OFELIA MARTINEZ
ESEQUIEL OCEGUERA
33050 LIME ST
LAKE ELSINORE CA. 92530

APN: 387103020 ASMT: 387103020
DANA R STOLLER
LISA A STOLLER
33074 LIME ST
LAKE ELSINORE CA. 92530

APN: 387103021 ASMT: 387103021
LETICIA FRAUSTO
33088 LIME ST
LAKE ELSINORE CA. 92530

APN: 387103022 ASMT: 387103022
JACKSON HELTON
33102 LIME ST
LAKE ELSINORE CA. 92530

APN: 387103023 ASMT: 387103023
JOHNNIE L ODELL
KAREN M ODELL
2320 MILLS WAY
SEQUIN TX 78155

APN: 387162005 ASMT: 387162005
JUAN J MORA
C/O ESPERANZA M GONZALES
33245 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387162006 ASMT: 387162006
MARION O MOONEY
MARJORIE A MOONEY
5907 FLINTRIDGE CT
ALTA LOMA CA 91737

APN: 387162007 ASMT: 387162007
MARGARITO LARA
33221 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387162009 ASMT: 387162009
PAULA F GREENE
33201 JAMIESON ST
LAKE ELSINORE CA 92530

APN: 387162010 ASMT: 387162010
U S BANK NATL ASSN
C/O CHASE HOME FINANCE
10790 RANCHO BERNARDO RD
SAN DIEGO CA 92127

APN: 387162015 ASMT: 387162015
TONI J NESS
15373 LAGUNA AVE
LAKE ELSINORE CA. 92530

APN: 387162017 ASMT: 387162017
ROY A MAY
NORINE E MAY
29880 LONGHORN DR
CANYON LAKE CA 92587

APN: 387163001 ASMT: 387163001
JESUS MARTINEZ
ERNESTINA MARTINEZ
33270 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163008 ASMT: 387163008
BUENAVENTURA MENDOZA
15455 LAGUNA AVE
LAKE ELSINORE CA. 92530

APN: 387163012 ASMT: 387163012
JUAN BENITEZ
15040 LARSON RD
LAKE ELSINORE CA 92530

APN: 387163014 ASMT: 387163014
RAMIRO SOSA CABALLERO
MARIA GUADALUPE O DESOSA
33205 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387163015 ASMT: 387163015
THOMAS SHEA
KIMBERLY ANN SHEA
33233 FAIRVIEW ST
LAKE ELSINORE CA 92530

APN: 387163020 ASMT: 387163020
JAMIE GUERRERO
MARIA GUERRERO
33190 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163021 ASMT: 387163021
ROBERT CLIFFORD SMITH
PATRICIA ANN GARCIA
33180 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163023 ASMT: 387163023
GUILLERMO GARCIA
33170 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163024 ASMT: 387163024
ROSA MEJIA
33243 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387163026 ASMT: 387163026
JUAN ESPINOSA
VERONICA E RAMOS
JOSE M RAMOS
33263 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387163027 ASMT: 387163027
RUFINO CRUZ
OFELIA CRUZ
33260 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163028 ASMT: 387163028
VINCENT SCHMIDT
LINDA SCHMIDT
33250 JAMIESON ST
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APN: 387163029 ASMT: 387163029
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33175 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387163030 ASMT: 387163030
BESSIE M GOMEZ
33195 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387163031 ASMT: 387163031
MERWIN C CASE
VIVIAN B CASE
33189 FAIRVIEW ST
LAKE ELSINORE CA. 92530

APN: 387163032 ASMT: 387163032
SANTIAGO CRUZ
33200 JAMIESON ST
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APN: 387163033 ASMT: 387163033
KELLY AGUIRRE
33210 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163034 ASMT: 387163034
J LUIS GARIBAY
17580 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

APN: 387163036 ASMT: 387163036
MARIA C LOPEZ
33240 JAMIESON ST
LAKE ELSINORE CA. 92530

APN: 387163037 ASMT: 387163037
FELICIANA LARA
FRANCISCO MARTINEZ
33220 JAMIESON ST
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APN: 387170006 ASMT: 387170006
LAKE VIEW VILLAS
C/O JOHN PATTERSON
20 EXECUTIVE PK STE 155
IRVINE CA 92614

APN: 387251002 ASMT: 387251002
BRANDON SCOTT CAMPBELL
15531 LAGUNA AVE
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APN: 387251003 ASMT: 387251003
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MATTHEW T ESPARZA
15521 LAGUNA AVE
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APN: 387251004 ASMT: 387251004
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 387251005 ASMT: 387251005
MARYJANE GONZALEZ LOPEZ
29092 MESA CREST WAY
MENIFEE CA 92584

APN: 387251007 ASMT: 387251007
JESSE E WEBER
HELENE F WEBER
15466 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387251008 ASMT: 387251008
SCOTT A SOARES
DEBRA SOARES
BONNIE M PHIPPS
CRYSTAL L PHIPPS
33181 CASE ST
LAKE ELSINORE CA 92530

APN: 387251009 ASMT: 387251009
PATRICK E BALDWIN
15480 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387251011 ASMT: 387251011
CRAIG S ELLIOTT
15518 SHADOW MOUNTAIN LN
LAKE ELSINORE CA 92530

APN: 387251013 ASMT: 387251013
GRACIELA MOREDIA
15528 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387251014 ASMT: 387251014
LUIS VOGEL KIRK
JULIA KIRK
33175 LIME ST
LAKE ELSINORE CA. 92530

APN: 387251015 ASMT: 387251015
GONZALO DUARTE
JAVIER A DUARTE
15496 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387251017 ASMT: 387251017
RODOLFO GONZALEZ
15541 LAGUNA AVE
LAKE ELSINORE CA. 92530

APN: 387251018 ASMT: 387251018
JOSE LUIS VAZQUEZ
DOLORES VAZQUEZ
15485 LAGUNA AVE
LAKE ELSINORE CA 92530

APN: 387251019 ASMT: 387251019
MANUEL J COUOH
15465 LAGUNA AVE
LAKE ELSINORE CA. 92530

APN: 387251020 ASMT: 387251020
JOSE EMILIO ALAS
JUANA ALAS
15475 LAGUNA AVE
LAKE ELSINORE CA. 92530

APN: 387252001 ASMT: 387252001
ISMAEL GARDUNO
INES GARDUNO
15545 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387252002 ASMT: 387252002
MICHAEL R HAWK
SHAWNA M HAWK
15525 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387252003 ASMT: 387252003
ANTHONY MEJIA
DANIELLA MARTIN
15515 SHADOW MOUNTAIN LN
LAKE ELSINORE CA. 92530

APN: 387252004 ASMT: 387252004
KIM R STRINGHAM
RITA Y OLDFIELD
15495 SHADOW MOUNTAIN LN
LAKE ELSINORE CA 92530

APN: 387252006 ASMT: 387252006
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15485 SHADOW MOUNTAIN LN
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APN: 387252007 ASMT: 387252007
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APN: 387252008 ASMT: 387252008
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15465 SHADOW MOUNTAIN LN
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15464 WASHINGTON ST
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APN: 387252010 ASMT: 387252010
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15474 WASHINGTON ST
LAKE ELSINORE CA. 92530

APN: 387252011 ASMT: 387252011
ARTURO ARIZMENDI
15484 WASHINGTON ST
LAKE ELSINORE CA. 92530

APN: 387252014 ASMT: 387252014
WILLIAM POND
33235 LIME ST
LAKE ELSINORE CA. 92530

APN: 387252016 ASMT: 387252016
CATHLEEN L CWYNAR
15520 WASHINGTON ST
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APN: 387252017 ASMT: 387252017
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15505 SHADOW MOUNTAIN LN
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APN: 387252018 ASMT: 387252018
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APN: 387254002 ASMT: 387254002
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TERI DEAN MASON
33165 MACY ST
LAKE ELSINORE CA. 92530

APN: 387254003 ASMT: 387254003
DON O NELSON
2028 E OCEAN BLV
NEWPORT BEACH CA 92661

APN: 387254004 ASMT: 387254004
ERIK FINLEY
33183 MACY ST
LAKE ELSINORE CA. 92530

APN: 387254005 ASMT: 387254005
HENRY K ARMIJO
MARIA E ARMIJO
33191 MACY ST
LAKE ELSINORE CA. 92530

APN: 387254006 ASMT: 387254006
NORMAN D NICHOLS
ROSE B NICHOLS
33205 MACY ST
LAKE ELSINORE CA. 92530

APN: 387254007 ASMT: 387254007
MICHAEL P OSHEA
KATHRYN OSHEA
33215 MACY ST
LAKE ELSINORE CA. 92530

APN: 387254008 ASMT: 387254008
KATHALEEN M OTOOLE
33225 MACY ST
LAKE ELSINORE CA. 92530

APN: 387254042 ASMT: 387254042
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MARIA E GONZALEZ
33248 LIME ST
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APN: 387254044 ASMT: 387254044
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1536 W WHITESIDE
SPRINGFIELD MO 65804

APN: 387254045 ASMT: 387254045
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33160 LIME ST
LAKE ELSINORE CA. 92530

APN: 387254046 ASMT: 387254046
JAMES MILLER
15575 LAGUNA AVE
LAKE ELSINORE CA. 92530

APN: 387254048 ASMT: 387254048
DONALD G W DANIEL
IRENE A DANIEL
33210 LIME ST
LAKE ELSINORE CA. 92530

APN: 387254051 ASMT: 387254051
MIGUEL M RAMIREZ
MARIA I RAMIREZ
33242 LIME ST
LAKE ELSINORE CA. 92530

APN: 387254052 ASMT: 387254052
JIMMIE LEE ORTIZ
33228 LIME ST
LAKE ELSINORE CA 92530

APN: 387254053 ASMT: 387254053
CLARENCE O CHAPMAN
7750 LIBERTY AVE
CORONA CA 92881

APN: 387254054 ASMT: 387254054
HOLLAND ELAINE R REVOC TRUST
ELAINE R HOLLAND
C/O ELAINE R HOLLAND
33182 LIME ST
LAKE ELSINORE CA. 92530

Bureau of Land Management,
J.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
J.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Sheryl Ade
Wildomar Land Development
Review Committee
55255 Amatista Ave.
Wildomar, CA 92595

Applicant/Owner:
David Whittle
6862 Grand Ave.
Lake Elsinore, CA 92530

Eng-Rep:
28441 Rancho California Rd., Ste. 205
Temecula, CA 92590

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC004556

- | | | |
|--|---|---|
| <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: PM35808 DATE SUBMITTED: 12/5/07

APPLICATION INFORMATION

Applicant's Name: DAVE WHITTLE / MEGALAND ENG E-Mail: _____

Mailing Address: 33228 LIME STREET
LAKE ELSINORE CA 92530
City State ZIP

Daytime Phone No: (951) 678-3041 Fax No: (951) 678-2110

Engineer/Representative's Name: MEGALAND ENGINEERS E-Mail: ENG@MEGALANDENGINEERS.CO

Mailing Address: 28441 RANCHO CALIFORNIA ROAD, SUITE 205
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 699-4624 Fax No: (951) 695-5084

Property Owner's Name: DAVE WHITTLE E-Mail: _____

Mailing Address: 33228 LIME STREET
LAKE ELSINORE CA 92530
City State ZIP

Daytime Phone No: (951) 678-3041 Fax No: (951) 678-2110

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.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1011 (03/29/06)

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

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

EA41658 CP6 05005

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.

DAVID WHITTLE
PRINTED NAME OF APPLICANT

[Signature]
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.

DAVID WHITTLE
PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE 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): 387-101-014

Section: 10 Township: 6S Range: 5W

Approximate Gross Acreage: 0.44 AC.

General location (cross streets, etc.): North of LAWNA AVENUE, South of _____, East of FAIRVIEW ST., West of FAIRVIEW HILL ST.

Thomas Brothers map, edition year, page number, and coordinates: 2004 ED., PAGE 865 / H-6