

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

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

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

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

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

10.TRANS. 17                      MAP - DRAINAGE PROTECTION                      RECOMMND

The project proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement.

10.TRANS. 18                      MAP - SLOPE PROTECTION                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3                      MAP - GUEST HOME CONVERSION                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

INEFFECT

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

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

RECOMMND

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

50.E HEALTH. 5 MAP-UNPERMITTED TRAILERS

RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

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

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

RECOMMND

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

50.PLANNING. 4 MAP - REQUIRED CHANGE OF ZONE

RECOMMND

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457

RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 25                   MAP - GUEST HOUSE CONVERSION                   RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 5                        MAP - IMPROVEMENTS                        RECOMMND

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

50.TRANS. 6                        MAP - EASEMENT/SUR                        RECOMMND

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

50.TRANS. 10                       MAP - IMP PLANS                        RECOMMND

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

50.TRANS. 13                       MAP - STREET NAME SIGN                        RECOMMND

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



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50. PRIOR TO MAP RECORDATION

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

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

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

Electrical power, telephone, communication, street lighting, and cable television lines located on a General Plan road, shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 32                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

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

cumulative impacts or as approved by the Transportation Department.

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

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

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

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

50.TRANS. 35                      MAP - UTILITY CLEARANCE 1                      RECOMMND

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

50.TRANS. 36                      MAP - UTILITY CLEARANCE 2                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 37 MAP - ACCESS RESTRICTION

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100

RECOMMND

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

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP - PM10 PLAN REQUIRED

RECOMMND

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

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

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

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

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 17 MAP - GRADING FOR BASINS

RECOMMND

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

60.BS GRADE. 18 MAP - SWPPP REVIEW

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- MBTA NESTING BIRD SURVEY

RECOMMND

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

60.EPD. 2

- MBTA NESTING BIRD SURVEY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

C.If the project paleontologist finds fossil remains,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 17                    MAP - AGENCY CLEARANCE                    RECOMMND

A clearance letter from CVWD shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 9/17/12.

60.PLANNING. 21                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.1 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 22                    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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS

RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 MAP - SOUTH VALLEY PARKWAY

RECOMMND

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

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

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

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

RECOMMND

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

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60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 1

RECOMMND

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

60.TRANS. 4 MAP - DRAINAGE SUBMIT PLANS 2

RECOMMND

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

60.TRANS. 5 MAP - DRAINAGE SUBMIT PLANS 3

RECOMMND

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

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN

RECOMMND

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

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

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

60.TRANS. 7                      MAP - RETENTION BASIN                      RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1                      MAP - EROSION CONTROL                      RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

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

80.E HEALTH. 3 MAP - SEPTIC PLANS

RECOMMND

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

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP-#50B-HYDRANT SYSTEM

RECOMMND

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2 MAP - SOUTH VALLEY PARKWAY

RECOMMND

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

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

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

80.TRANS. 3 MAP - DRAIN EASEMENT

RECOMMND

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

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

INEFFECT

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

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

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1. Precise grade inspection.

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

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

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

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

RECOMMND

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

1. Requesting a Precise Grade Inspection and obtaining



09/16/13  
16:33

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 35

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

precise grade approval from a Riverside County inspector.

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

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

E HEALTH DEPARTMENT

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

RECOMMND

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

The requirements for a water supply permit are as follows:

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

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

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

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

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

Riverside office (951)955-4777

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1                      MAP - VERIFICATION INSPECTION (cont.)                      RECOMMND

Indio office                      (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 6                      MAP - SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 2                      MAP - UTILITY INSTALL GP ROADS                      RECOMMND

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

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

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - SOUTH VALLEY PARKWAY

RECOMMND

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

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

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

90.TRANS. 4 MAP - DRAINAGE IMPR COMPLETE

RECOMMND

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

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

George A. Johnson, Agency Director

**Planning Department**

Ron Goldman, Planning Director

DATE: January 13, 2009

**EXHIBIT A, AMENDED NO. 1**

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

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

**APN: 757-080-016**  
**CONCURRENT CASE: CZ07495**  
**RELATED CASES: NONE**

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

All County Agencies and Departments, please have your conditions in the SIERRA LMS **ASAP**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

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

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

DATE: February 26, 2013

TO

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

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

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

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

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

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

COMMENTS:

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

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



established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

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

**Officers:**

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

September 17, 2012

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1  
060822-1

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

SEP 19 2012

Dear Mr. Rull:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

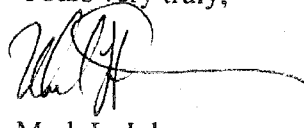
September 17, 2012

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

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

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

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: See attached list

JC:cheng\sw\12\TPM 33490



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

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

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

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

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

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



**AIRPORT LAND USE COM. ISSION**

**RIVERSIDE COUNTY**

**RECEIVED**

OCT 01 2008

Riverside County  
Planning Department  
Desert Office

September 23, 2008

**CHAIR**  
Simon Housman  
Rancho Mirage

Maurice Borrows

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

Riverside County Planning Department - Palm Desert office

**Mail Stop #4035**

**COMMISSIONERS**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

Arthur Butler  
Riverside

File No.: ZAP1010TH08

Related File No.: CZ 07495 (Change of Zone) 10/22/08

Robin Lowe  
Hemet

APN: 757-080-016

John Lyon  
Riverside

Dear Mr. Borrows:

Glen Holmes  
Hemet

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

Melanie Fesmire  
Indio

**STAFF**

Director  
Ed Cooper

**FINDINGS OF FACT:**

John Guerin  
Brenda Ramirez  
Sophia Nolasco  
Barbara Santos

1. The following factors, considered together, constitute extraordinary circumstances related to the terrain and specific location of the site, and the character of surrounding land uses:

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

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

[www.rcaluc.org](http://www.rcaluc.org)

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


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

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

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

Attachments: Notice of Airport in Vicinity

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

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

# ● NOTICE OF AIRPORT IN VICINITY

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

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

December 16, 2008

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

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

Dear Paul:

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

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

Very truly yours,



Robert J. Mainiero, P.E.

cc: George Meza

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 33490/EA41300 DATE SUBMITTED: 3/6/07  
CZ09495/CF684675

**APPLICATION INFORMATION**

Applicant's Name: Robert J. Mainiero, P.E. E-Mail: rsbob596@aol.com

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

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

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

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

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

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

Daytime Phone No: (760) 574-7916 Fax No: ( ) \_\_\_\_\_

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Robert J. Mainiero, P.E.  
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.

Arnulfo Rodriguez, TERESA RODRIGUEZ  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

G. MEZA, MARIA MEZA  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 757-080-016

Section: 22 Township: 6 South Range: 8 EAST

Approximate Gross Acreage: 10 Acres

General location (street address, cross streets, etc.): North of AVENUE 57 South of AVENUE 56 East of CV.S.C. West of FILLMORE STREET

Thomas Brothers map, edition year, page number, and coordinates: 2005 5531 H/5



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

To Subdivide the 10 acre parcel into  
THREE PARCELS

SCHEDULE H - WAIVED FINAL MAP

Related cases filed in conjunction with this request:

CHANGE OF ZONE

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

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

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

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site? NONE

Estimated amount of cut = cubic yards: NONE

Estimated amount of fill = cubic yards: NONE

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

# PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 33490 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

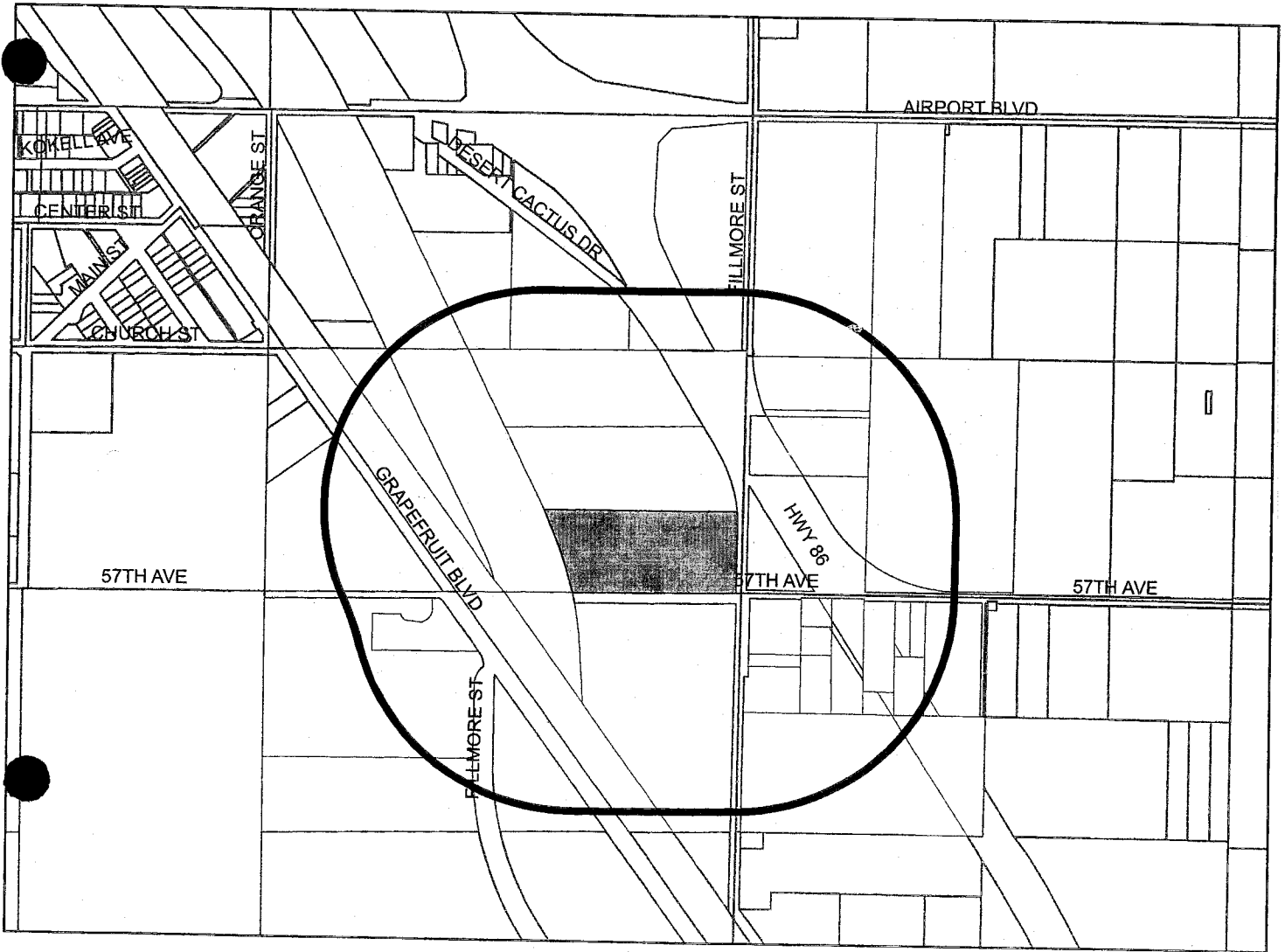
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PM33490 (1200 feet buffer)**



**Selected Parcels**

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



830 415 0 830 Feet

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 757110027, APN: 757110027  
MARIA HUERTA  
2153 MILES  
INDIO CA 92201

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

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

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

ASMT: 757110031, APN: 757110031  
ROSA GARCIA  
P O BOX 2578  
INDIO CA 92202

ASMT: 757140043, APN: 757140043  
MARIA VALENCIA, ETAL  
P O BOX 127  
THERMAL CA 92274

ASMT: 757140004, APN: 757140004  
LUIS BELTRAN, ETAL  
P O BOX 742  
THERMAL CA 92274

ASMT: 757140045, APN: 757140045  
ANTONIA BUENROSTRO, ETAL  
88053 AVENUE 57  
THERMAL, CA. 92274

ASMT: 757140047, APN: 757140047  
MARIANNITA AVILA  
88051 AVENUE 57  
THERMAL, CA. 92274

ASMT: 757140049, APN: 757140049  
BELK HOLDINGS  
P O BOX 24  
COACHELLA CA 92236

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

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

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

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

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

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

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

Coachella Valley Water District  
85995 Avenue 52  
Coachella CA 92236

Airport Land Use Commission  
Attn: John Guerin  
Mail Stop 1070

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

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Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Virginia Mojica  
21461 Ellis Avenue  
Perris CA 92570

Love Engineering  
31915 Rancho California  
Suite 200-166  
Temecula CA 92591

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

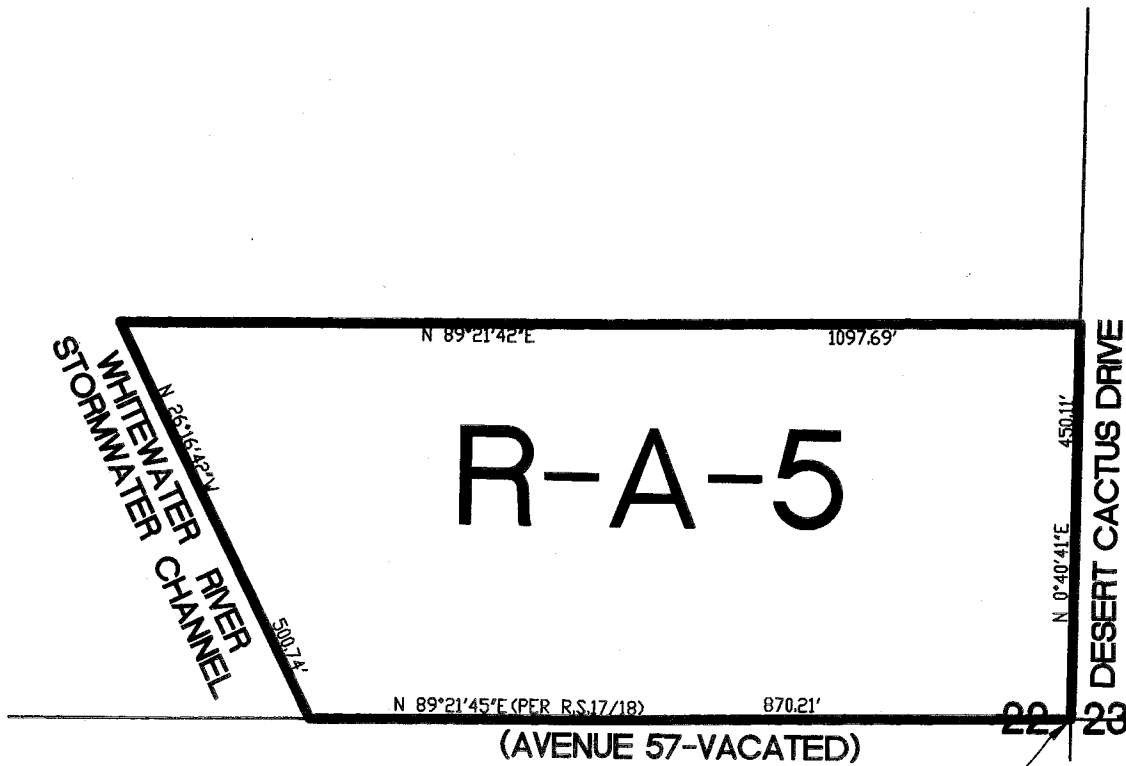
Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

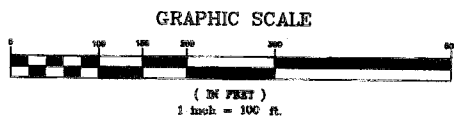
Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274



SECTION 22, T. 6 S., R. 8 E., S.B. M.



EAST 1/4 CORNER SECTION 22



**R-A-5** RESIDENTIAL AGRICULTURE(5-ACRE MINIMUM)

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY  
DISTRICT

CHANGE OF ZONE CASE NO. 07495

AMENDING ORDINANCE NO.

ADOPTED BY ORDINANCE N

JUNE , 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO. 757-080-016



CASE #: CZ7495  
DATED: 5/6/13  
PLANNER: P. RULL

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Robert Mainiero, on **Change of Zone No. 7495**, which proposes to change from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33490, Schedule H**, which proposes subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit ("the project"). The project is located northwest corner of 57<sup>th</sup> Avenue and Desert Cactus Drive, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41300**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [prull@rctlma.org](mailto:prull@rctlma.org).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 25, 2013

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-2 of 12/10/13

XXXXXXXXXXXX  
BC: 92502114747 \*2508-01070-02-15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

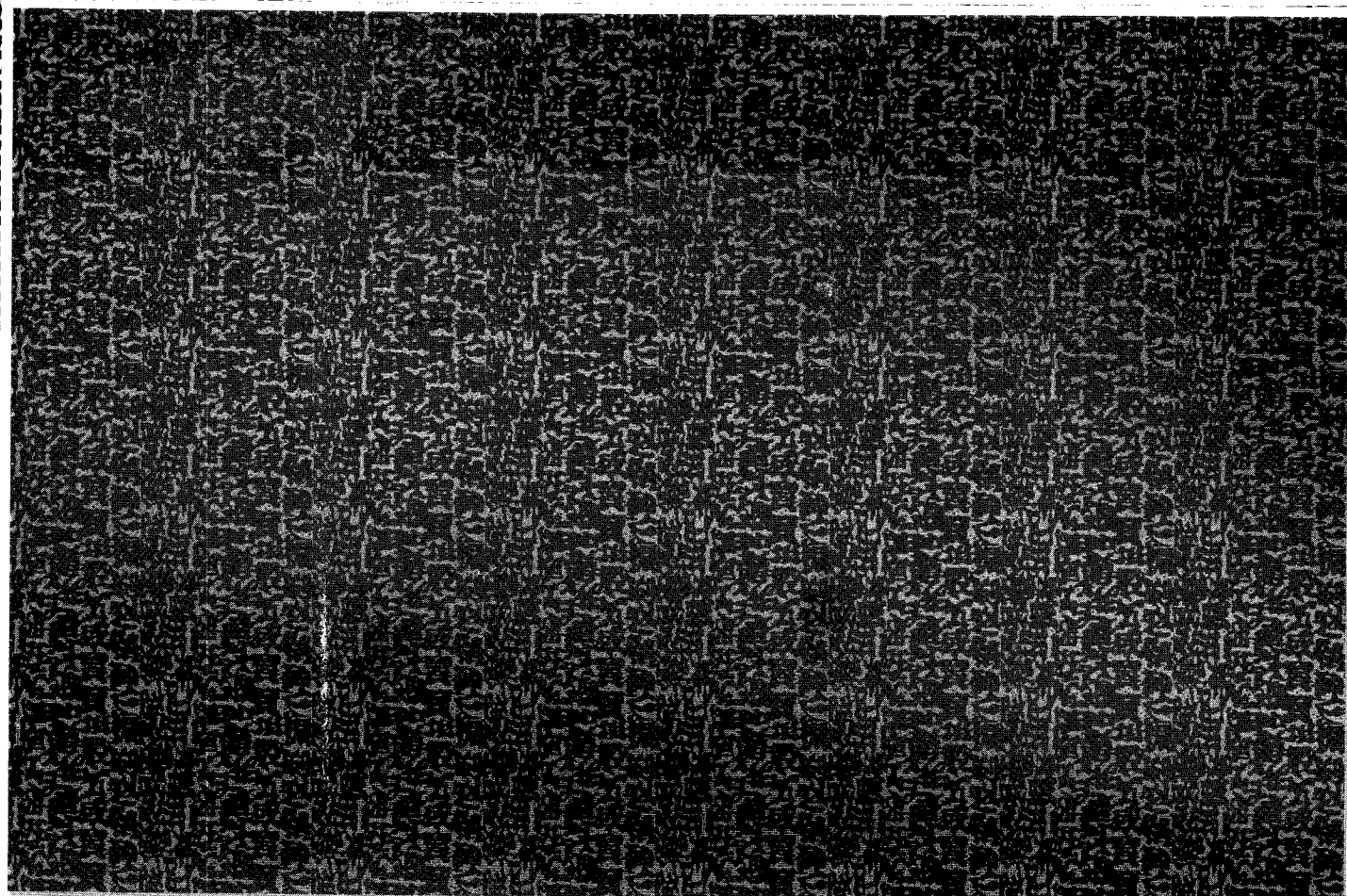
NIXIE 918 FE 1 0012/06/13

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

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2013 DEC 12 PM 2:05

**PUBLIC HEARING NOTICE**  
*This may affect your property*

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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Dated: November 25, 2013

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-2 of 12/10/13

9218805406  
KX11MB 021  
BC: 92502114747 \*0218-04320-05-23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

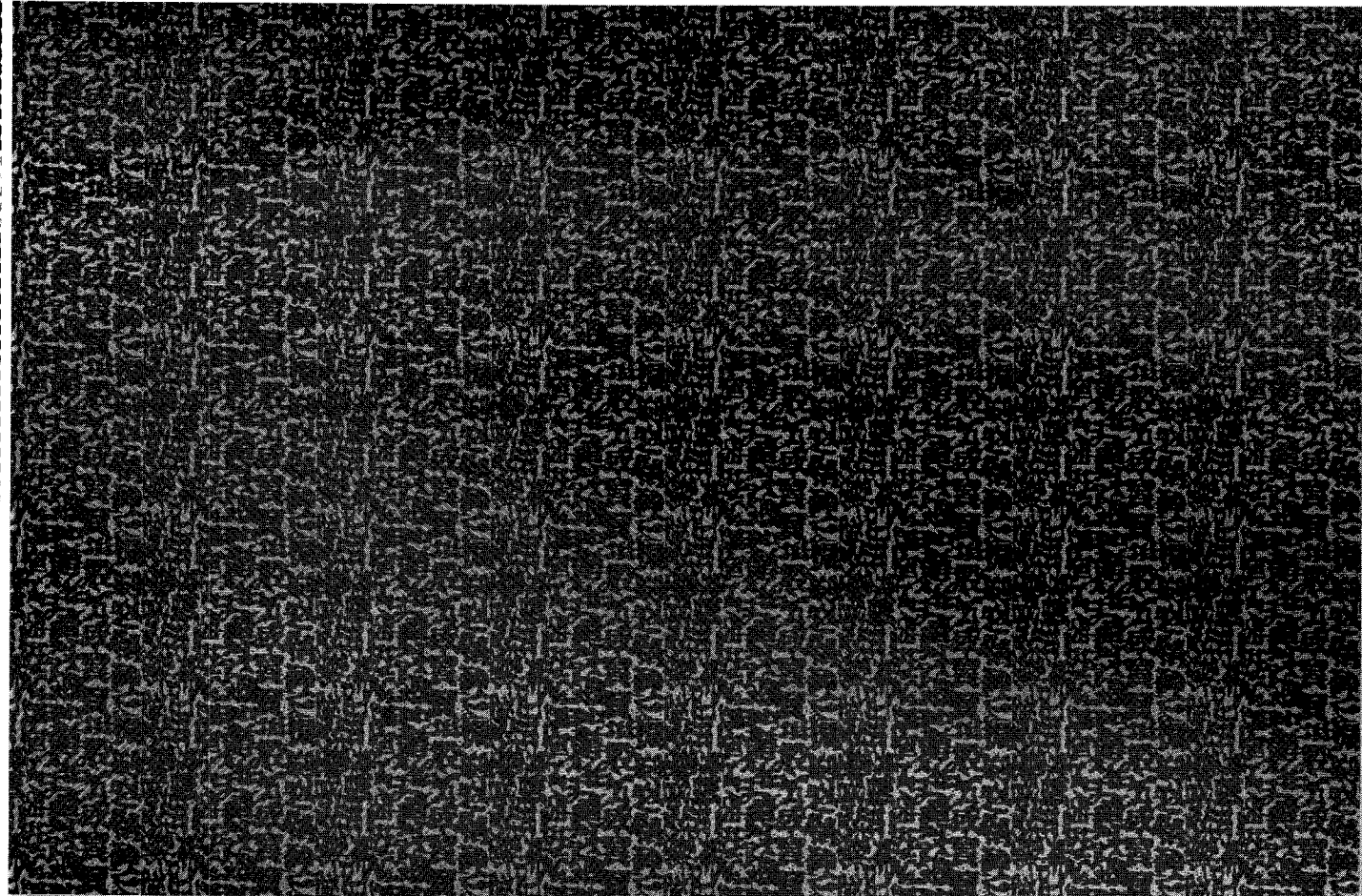
NIXIE 918 DE 1009 0812/10/13

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2013 DEC 12 PM 2:09

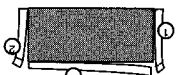
ASMT: 757110022, APN: 757110022  
STATE OF CALIF  
C/O DEPT OF TRANS  
P O BOX 85406  
SAN DIEGO CA 92186

**PUBLIC HEARING NOTICE**  
*This may affect your property*

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 25, 2013

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-2 of 12/10/13

92186 05405  
KATY MAB 92  
BC: 92502114747 \*0R18-04521-05-23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

NIXIE 918 DC 1009 0012/10/13

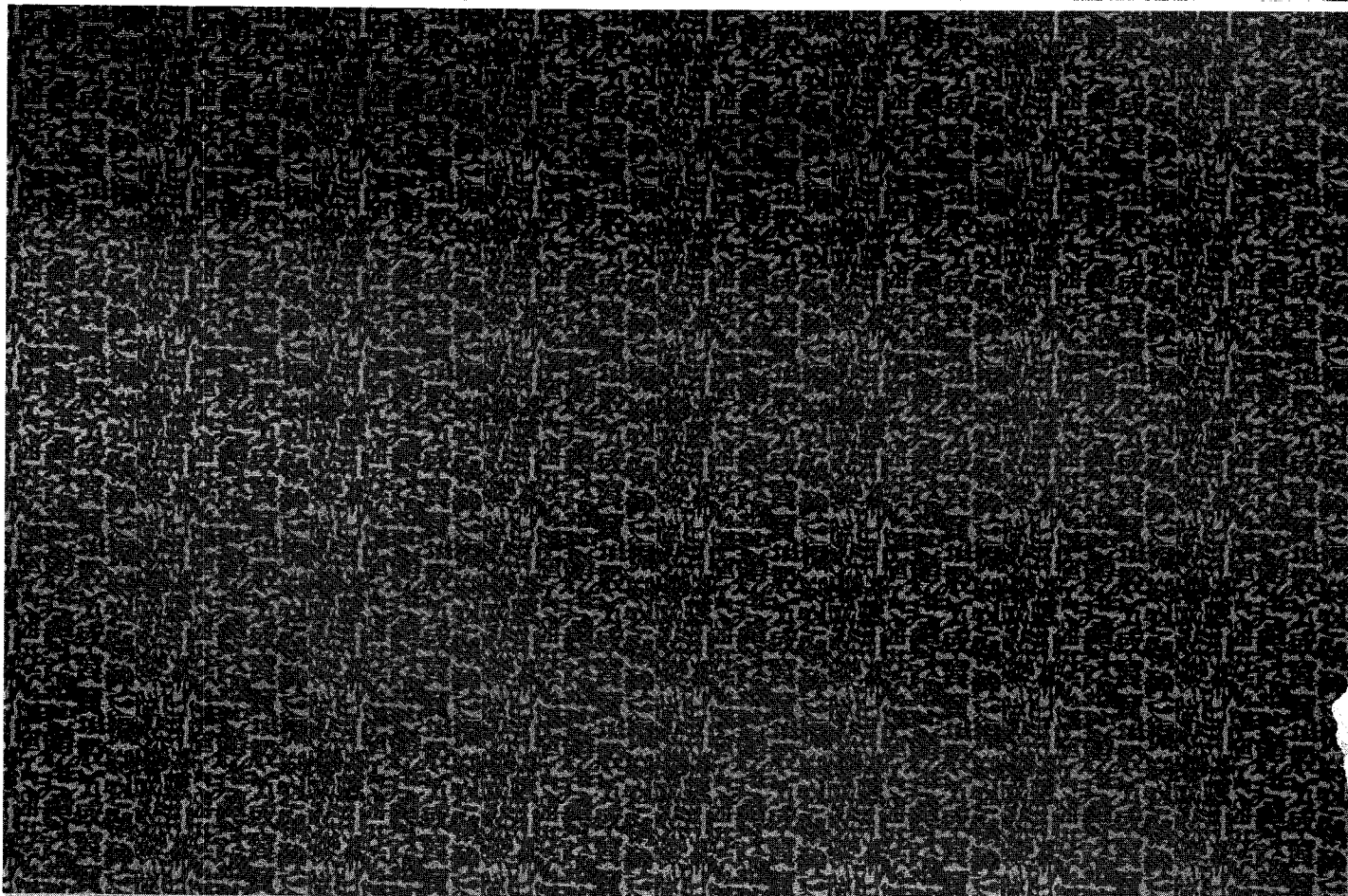
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 DEC 12 PM 2:09

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

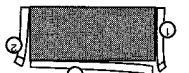
*This may affect your property*

**PUBLIC HEARING NOTICE**

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1st Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION







OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

November 25, 2013

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7495 & TPM 33490

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 29, 2013.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD



## Gil, Cecilia

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Monday, November 25, 2013 10:43 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: ZC 7495 TPM 33490

Received for publication on Nov. 29. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise  
*Inland Southern California's News Leader*

**Legal Advertising**

**Phone:** 1.800.880.0345

**Fax:** 951.368.9018

**E-mail:** [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Mon, Nov 25, 2013 at 10:40 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

One more...Notice of Public Hearing, for publication on Friday, November 29, 2013. Please confirm.  
THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

November 25, 2013

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: ZC 7495 & TPM 33490

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Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 29, 2013.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Monday, November 25, 2013 11:00 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7495 TPM 33490

~~CONFIDENTIAL~~  
Ad received and will publish on date(s) requested.

**Charlene Moeller** | Media Sales Legal Notice Coordinator

The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
t 760.778.4578 | f 760.778.4731  
[legals@thedesertsun.com](mailto:legals@thedesertsun.com) / [dpwlegals@thedesertsun.com](mailto:dpwlegals@thedesertsun.com)

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, November 25, 2013 10:41 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: ZC 7495 TPM 33490

Good morning! Attached is a Notice of Public Hearing, for publication on Friday, November 29, 2013. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Robert Mainiero, on **Change of Zone No. 7495**, which proposes to change from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33490, Schedule H**, which proposes subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit ("the project"). The project is located northwest corner of 57<sup>th</sup> Avenue and Desert Cactus Drive, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41300**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [prull@rctlma.org](mailto:prull@rctlma.org).

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 25, 2013

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 25, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

ZC 7495 and TPM 33490

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** December 10, 2013 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil*      DATE: November 25, 2013  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Monday, November 25, 2013 10:42 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: ZC 7495 TPM 33490

RECEIVED

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, November 25, 2013 10:42 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: ZC 7495 TPM 33490

Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 25, 2013, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

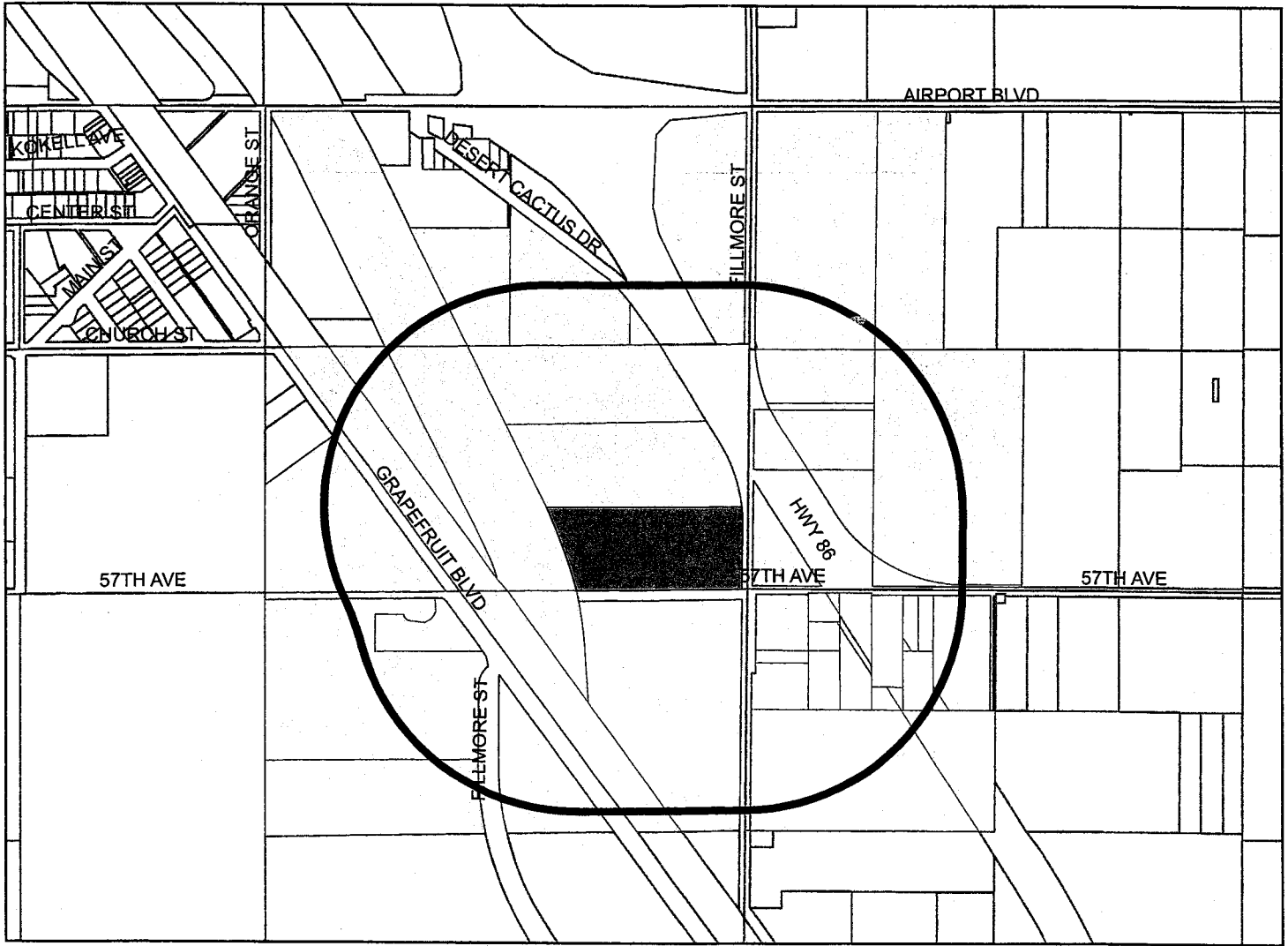
ZC 7495 and TPM 33490

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** December 10, 2013 @ 10:30 AM

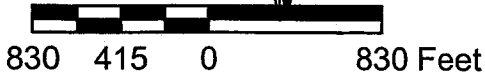
SIGNATURE: Cecilia Gil DATE: November 25, 2013  
Cecilia Gil

**PM33490 (1200 feet buffer)**



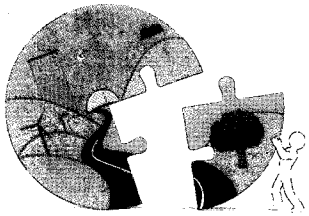
**Selected Parcels**

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



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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: November 8, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7495 and Tentative Parcel Map No. 33490

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> No New Environmental Documentation Required                            |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

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

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Fish & Game Receipt (CFG04675)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**3 Extra Sets were taken to:  
Clerk of the Board**

December 10

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"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

207495 TPM 33490 (44)

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

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

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

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

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

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

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

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

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

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

ASMT: 757110031, APN: 757110031  
ROSA GARCIA  
P O BOX 2578  
INDIO CA 92202

ASMT: 757140043, APN: 757140043  
MARIA VALENCIA, ETAL  
P O BOX 127  
THERMAL CA 92274

ASMT: 757140004, APN: 757140004  
LUIS BELTRAN, ETAL  
P O BOX 742  
THERMAL CA 92274

ASMT: 757140045, APN: 757140045  
ANTONIA BUENROSTRO, ETAL  
88053 AVENUE 57  
THERMAL, CA. 92274

ASMT: 757140047, APN: 757140047  
MARIANNITA AVILA  
88051 AVENUE 57  
THERMAL, CA. 92274

ASMT: 757140049, APN: 757140049  
BELK HOLDINGS  
P O BOX 24  
COACHELLA CA 92236

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

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

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

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

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

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

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

Coachella Valley Water District  
85995 Avenue 52  
Coachella CA 92236

Airport Land Use Commission  
Attn: John Guerin  
Mail Stop 1070

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

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

Coachella Valley Water District  
85995 Avenue 52  
Coachella CA 92236

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P.O. Box 1231

Coachella Valley Water District  
85995 Avenue 52  
Coachella CA 92236

Airport Land Use Commission  
Attn: John Guerin  
Mail Stop 1070

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Virginia Mojica  
21461 Ellis Avenue  
Perris CA 92570

Love Engineering  
31915 Rancho California  
Suite 200-166  
Temecula CA 92591

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274

Robert Mainiero  
P.O. Box 2410  
Palm Springs  
CA 92263

Arnulfo & Teresa Rodriguez  
56-850 Fillmore Street  
Thermal CA 92274



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 11, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Robert Mainiero, on **Change of Zone No. 7495**, which proposes to change from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33490, Schedule H**, which proposes subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit ("the project"). The project is located northwest corner of 57<sup>th</sup> Avenue and Desert Cactus Drive, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41300**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 23, 2014

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-2 of 02/11/14

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BCI: 92502114747 \* 2808-14042-28-13

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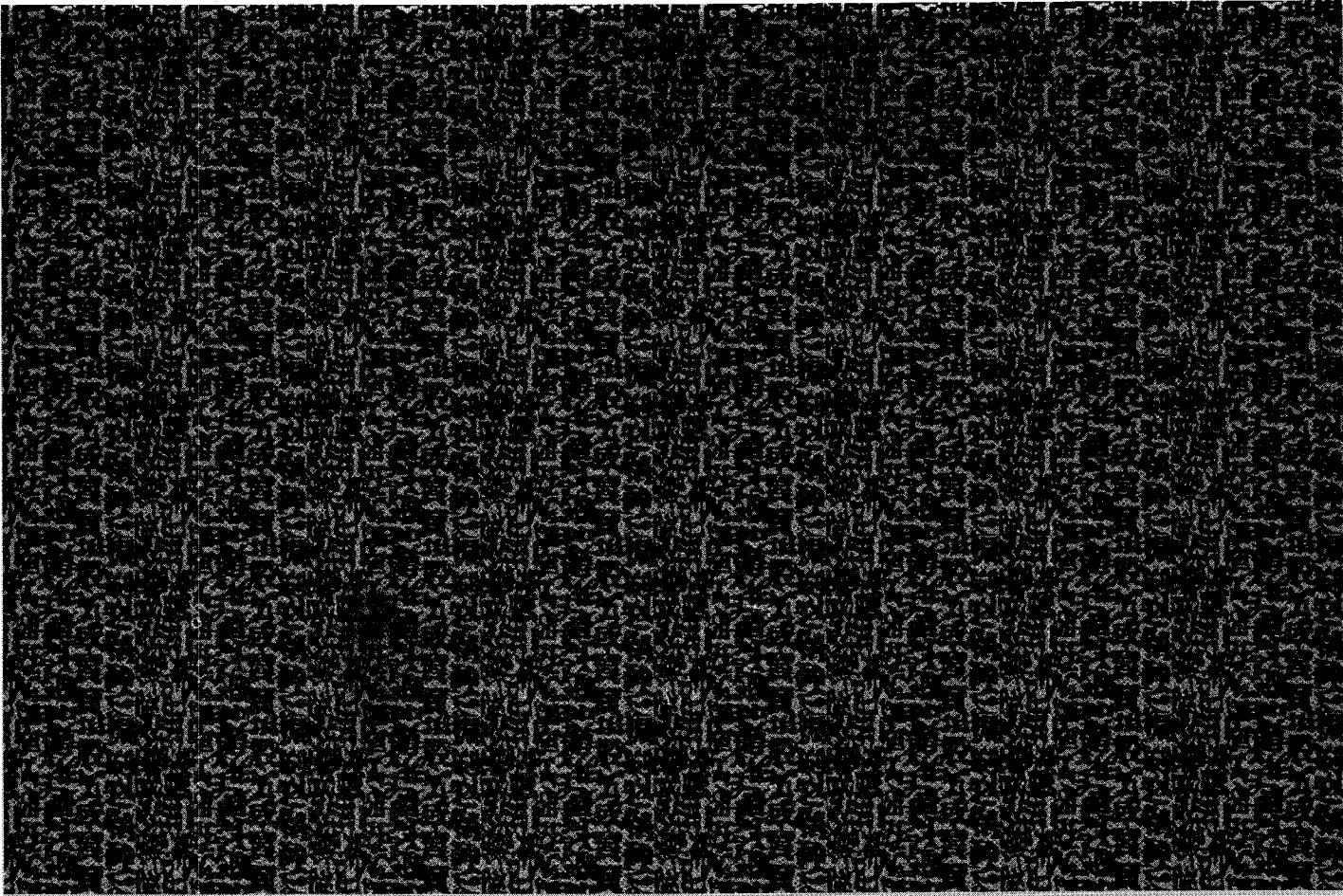
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C/O DEPT OF TRANSP DIST 11  
P O BOX 84506  
SAN DIEGO CA 92138

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P. O. Box 1147  
Riverside, CA 92502-1147



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 11, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Robert Mainiero, on **Change of Zone No. 7495**, which proposes to change from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33490, Schedule H**, which proposes subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit ("the project"). The project is located northwest corner of 57<sup>th</sup> Avenue and Desert Cactus Drive, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41300**.

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Dated: January 23, 2014

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By: Cecilia Gil, Board Assistant

16-2 of 02/11/14

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BC: 92502114747 \*2808-02836-31-13

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ASMT: 757140033, APN: 757140033  
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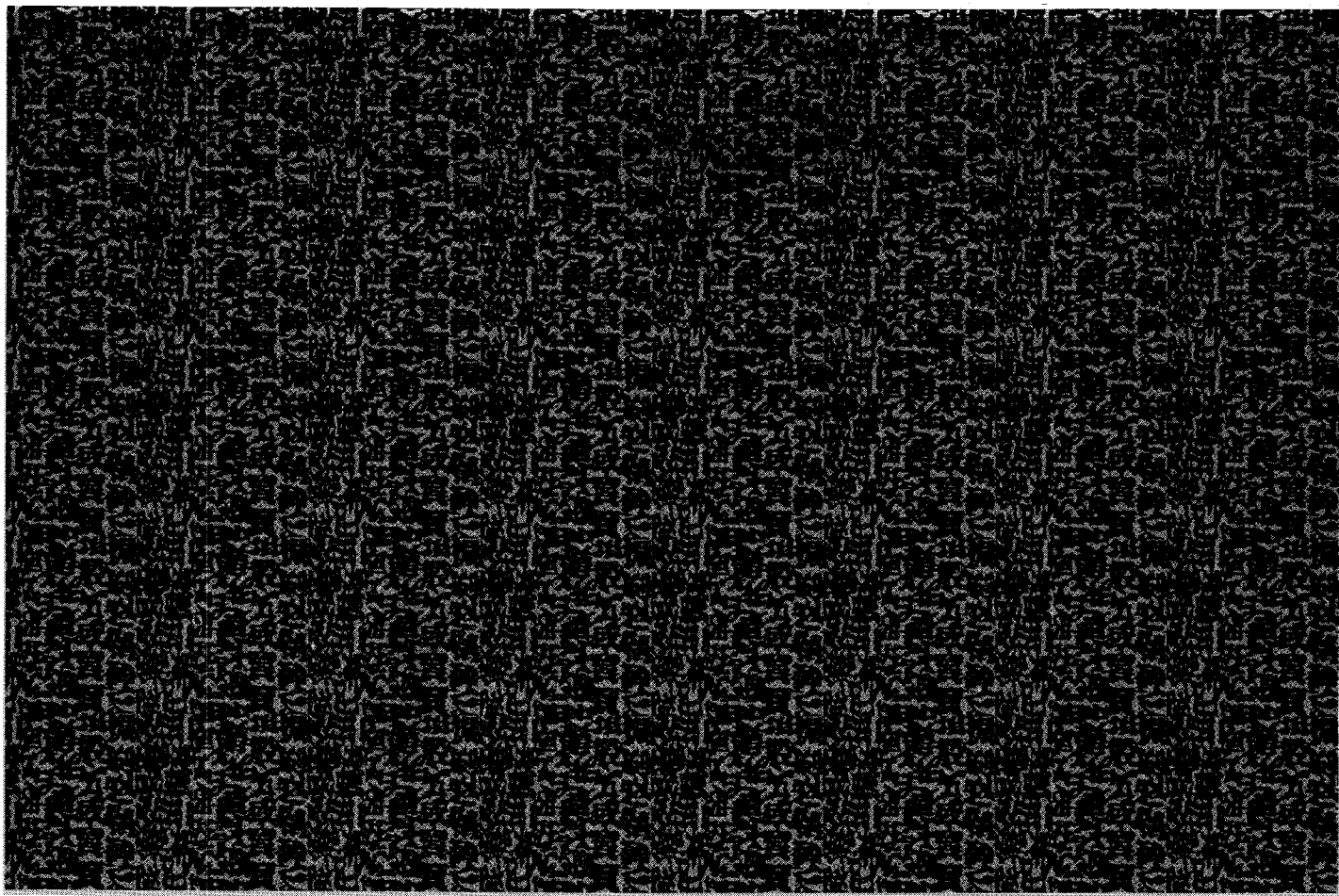
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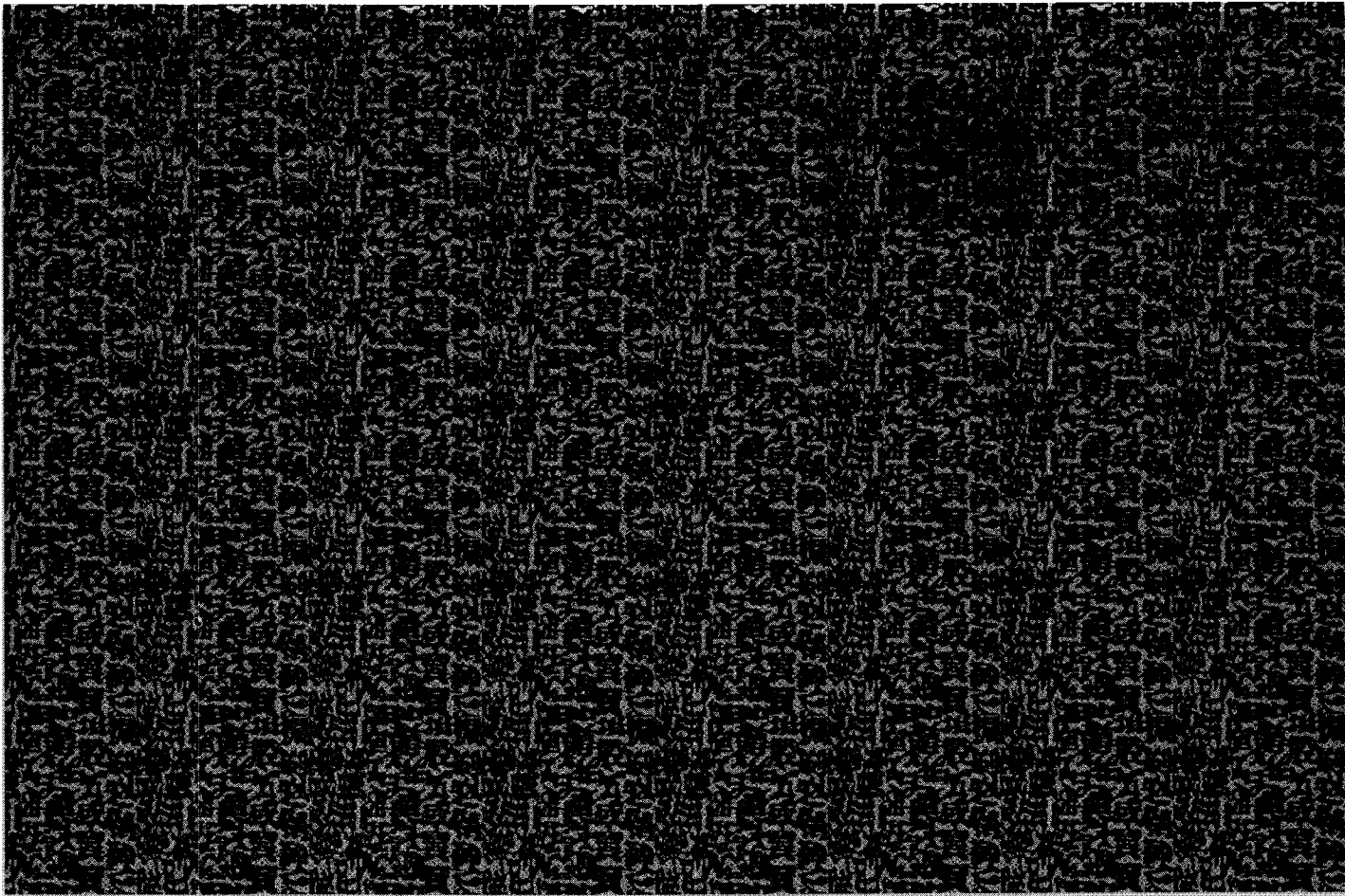
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Thermal Community Council  
Attn: Sergio Meza, Chairman  
P. O. Box 1231

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Riverside, CA 92502-1147



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Dated: January 23, 2014

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

16-2 of 02/11/14

BCI: 925502114747 \* 2808-02835-31-13

925502114747

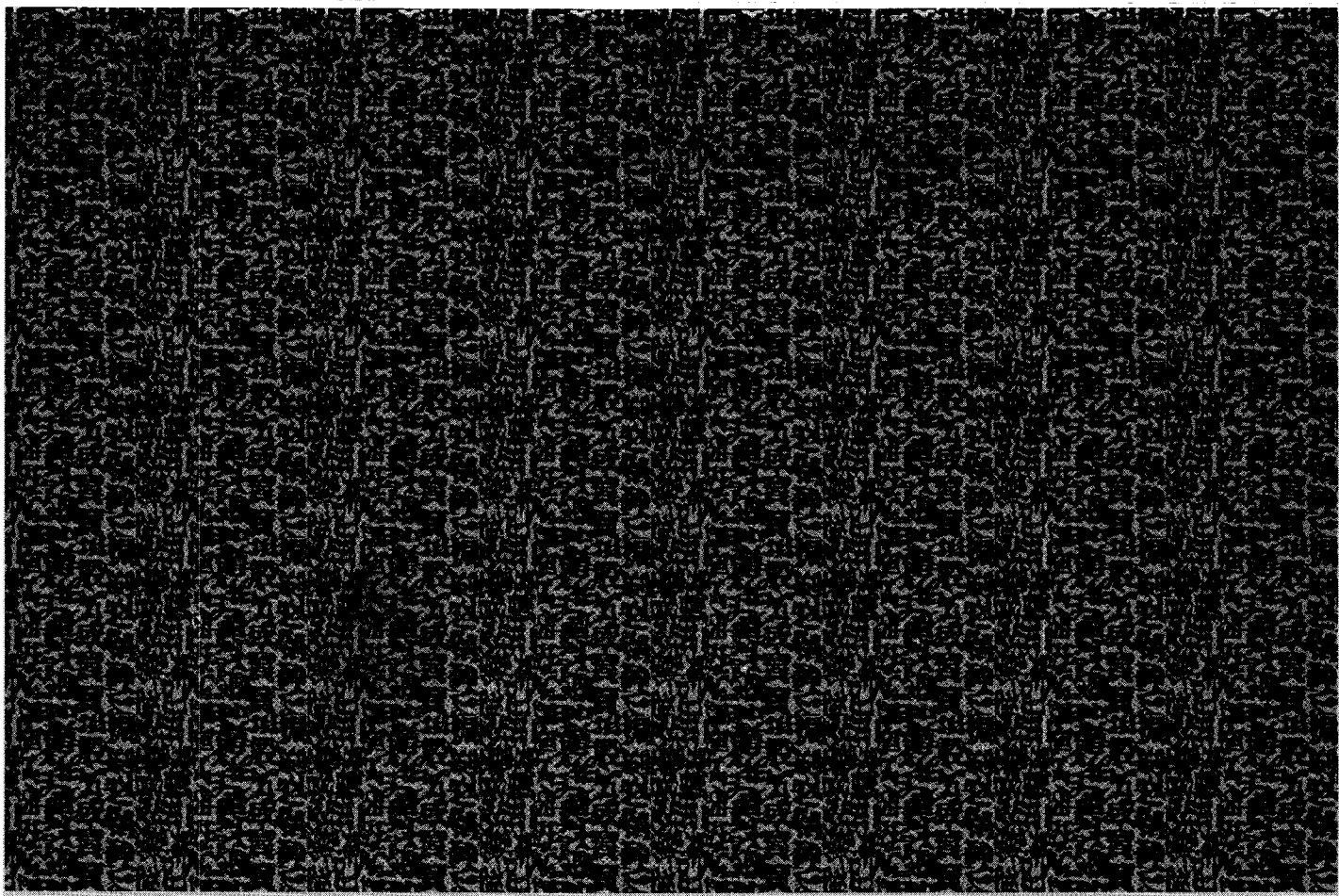
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C/O DEPT OF TRANS  
P O BOX 85406  
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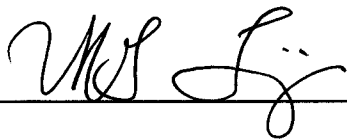
Ad Desc.: / ZC 7495 & TPM 33490

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/26/2014

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Date: January 27, 2014  
At: Riverside, California



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RIVERSIDE, CA 92502

Ad Number: 0001211443-01

P.O. Number: ZC 7495 & TPM 33490

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#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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Dated: January 23, 2014  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

1/26



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By: Cecilia Gil, Board Assistant

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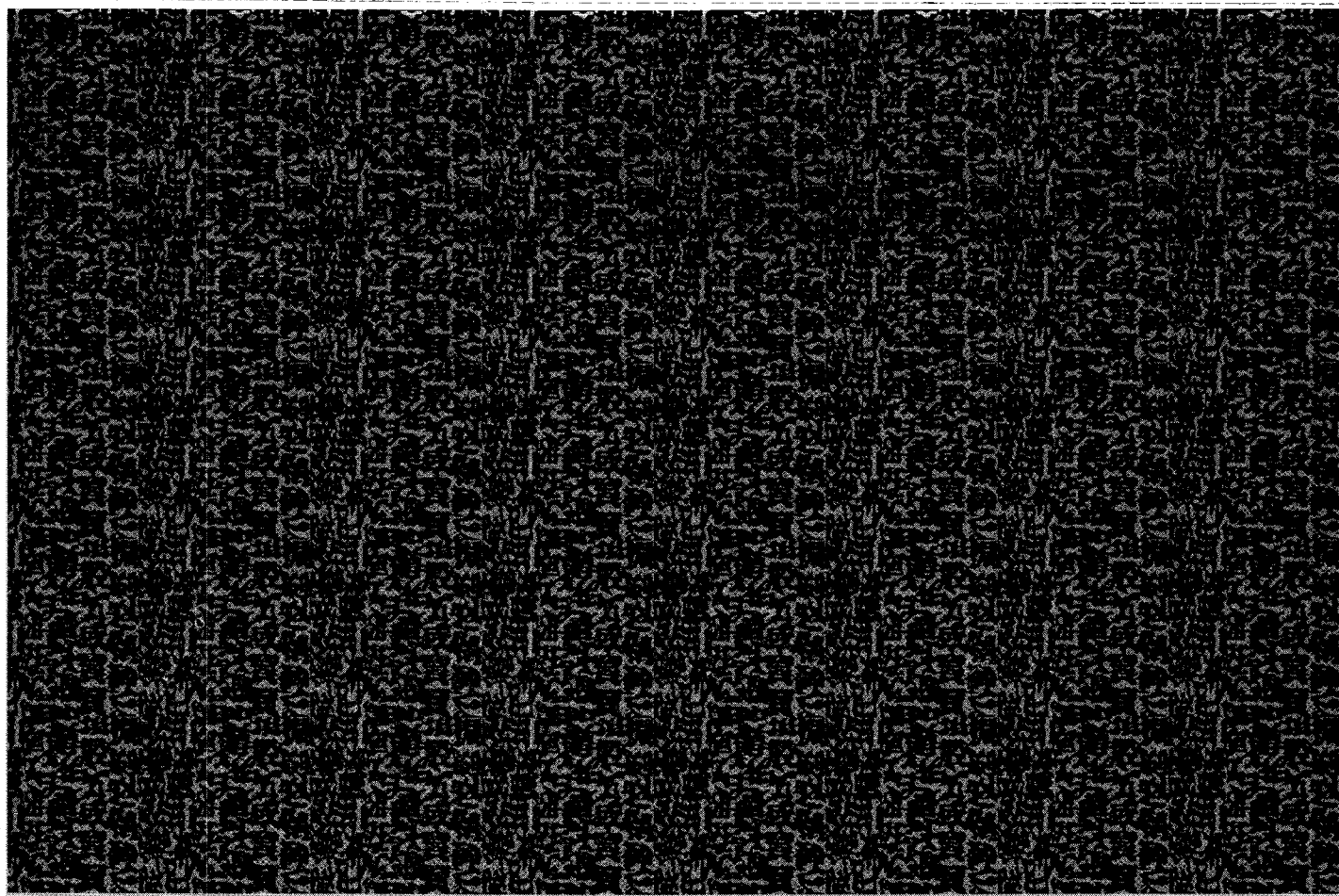
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RAFEAL MUNOZ, ETAL  
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PALM SPRINGS CA 92264

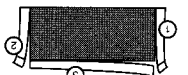
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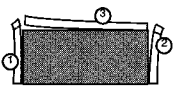
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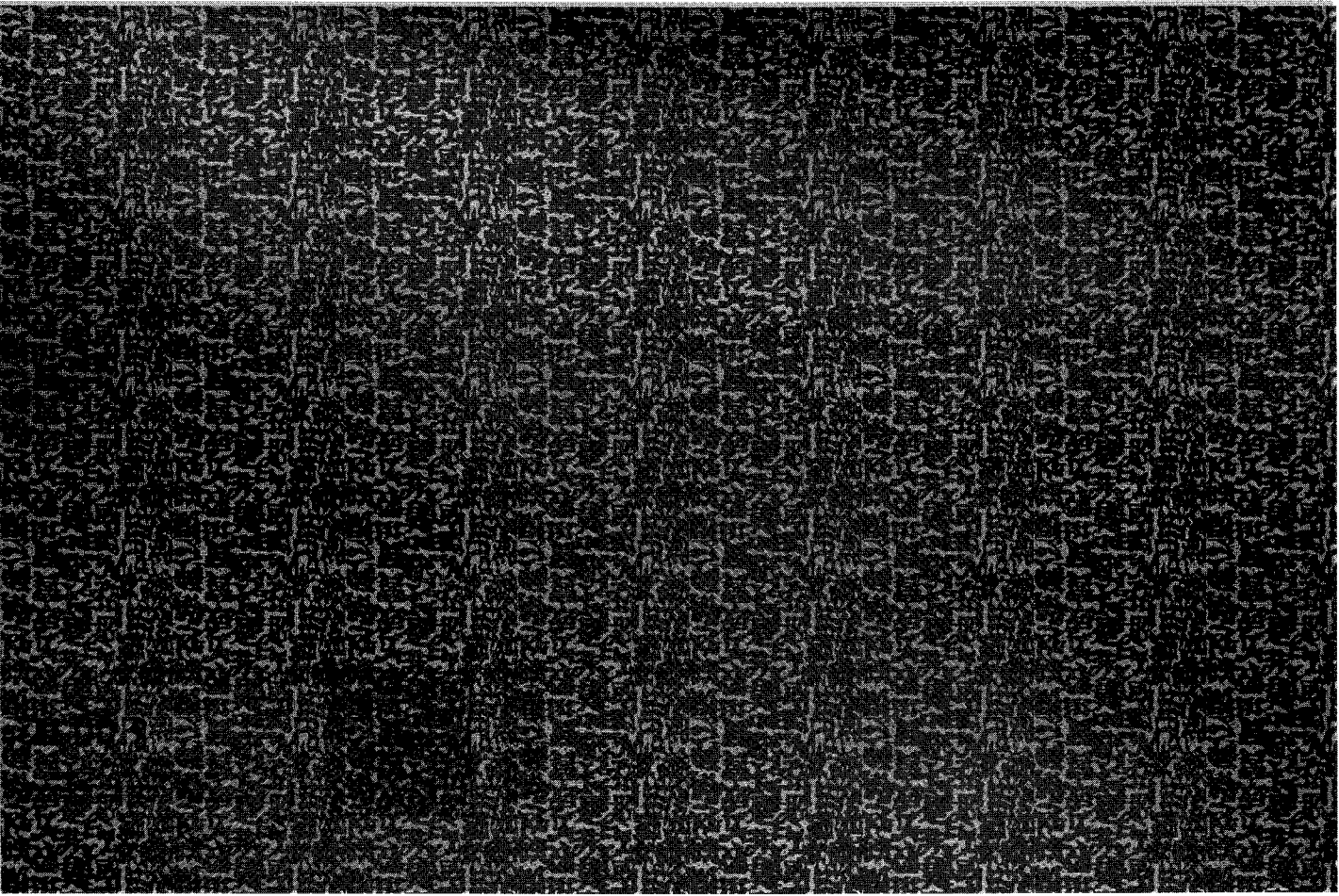
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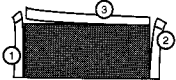
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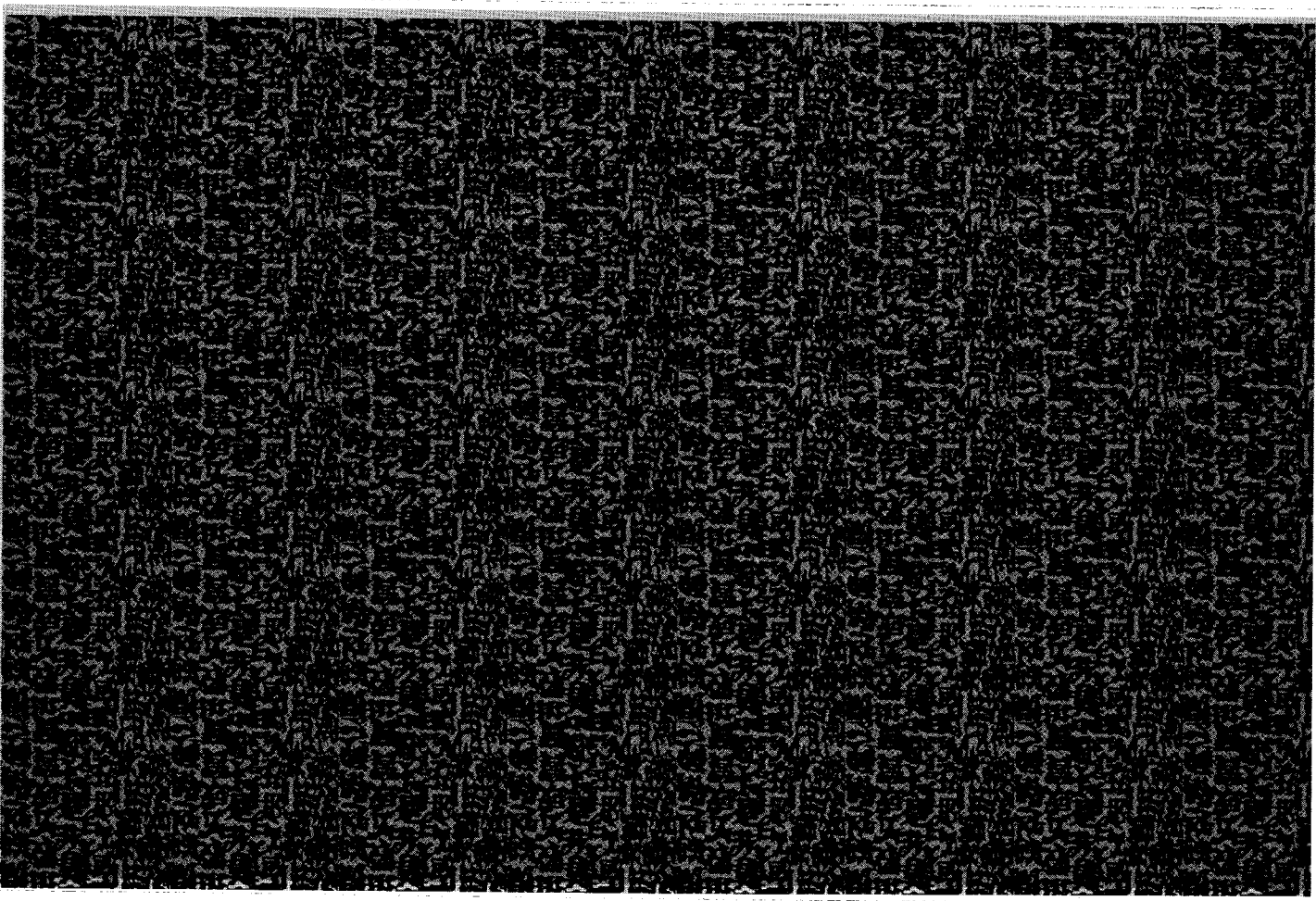
Thermal Community Council  
Attn: Sergio Meza, Chairman  
P.O. Box 1231

2/11/2014

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P.O. Box 677368 Dallas, TX 75267-7368  
A finance charge of 1.5% per month(18% Annually) will be added to balances not paid by the 20th.

RIV06900000000000000000000048090480064812210820

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RIVERSIDE COUNTY-BOARD OF SUP.  
PO BOX 1147  
RIVERSIDE CA 92502-1147

Customer No.	Invoice No.
RIV069	0004809048
For the Period	Thru
11/04/13	12/01/13
<b>Due Date</b>	<b>Amount Due</b>
12/16/13	6,481.22
<b>AMOUNT PAID</b>	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
1104			BALANCE FORWARD						4,190.00
1106	CLS	0001	KAREN BARTONNO 2007 NOTICE O	2	2	100.00	400.00		224.00
1107	CLS	0001	KIM RECTOR NO 2023 BOARD OF	2	2	143.00	572.00		317.74
1108	CLS	0001	KIMBERLY RECNO 2029 BOARD OF	2	2	56.00	224.00		128.08
1108	CLS	0001	KAREN BARTONNO 2030 NOTICE T	10	2	47.00	940.00		518.30
1108	CLS	0001	KAREN BARTONNO 2031 NOTICE T	10	2	50.00	1000.00		551.00
1114	CLS	0001	KAREN B NO 2067 NOTICE O	2	2	91.00	364.00		204.38
1114	CLS	0001	KAREN B NO 2068 BOARD OF	2	2	67.00	268.00		152.06
1129	CLS	0001	CECILIA NO 2166 NOTICE	2	2	87.00	348.00		195.66
									2013 DEC 12 PM 2:00
			<i>Planning</i>						
			<i>16-2 of # 12/10/13</i>						
			<i>2C7495</i>						
Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	<b>Total Due</b>				
2,291.22	2,291.22	1,195.66	.00	.00	<b>6,481.22</b>				
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MARLEY			

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0004809048	

**THE DESERT SUN PUBLISHING CO.**  
ADVERTISING INVOICE/STATEMENT

**Certificate of Publication**

The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

State Of California ss:  
County of Riverside

**Advertiser:**

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST  
RIVERSIDE CA 925013

2000390565

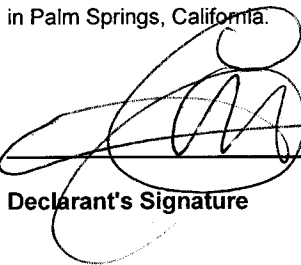
I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

11/29/2013

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 29th day of November, 2013 in Palm Springs, California.

  
Declarant's Signature

No 2166  
**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 10, 2013 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Robert Mainiero, on Change of Zone No. 7495, which proposes to change from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, or such other zones as the Board may find appropriate; and, Tentative Parcel Map No. 33480, Schedule H, which proposes subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit ("the project"). The project is located northwest corner of 57th Avenue and Desert Cactus Drive, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 41300.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL prull@rctima.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 25, 2013  
Kecia Harper-Inem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

Published: 11/29/13