

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

2279 

FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 7, 2016

SUBJECT: RECEIVE AND FILE THE DIRECTOR'S HEARING APPROVAL OF TENTATIVE PARCEL MAP NO. 33037 – Exempt from CEQA Section 15315 – Applicant: Robert McGinty – Engineer/Representative: Patrick D. Crask, PE – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Meadow Blossom, easterly of 6th street, southerly of Wolfskill Avenue and westerly of Fifth Street – 5 Gross Acres – Zoning: Residential Agricultural (R-A) (20,000 sq. ft.) – REQUEST: Schedule H – to subdivide 5.00 gross acres into four (4) one (1) acre minimum residential lots. Deposit Based Funds 100%.

RECOMMENDED MOTION: The Director's Hearing and Staff recommend that the Board of Supervisors:

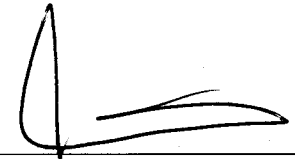
RECEIVE AND FILE the Director's Hearing Notice of Decision for the above referenced case acted on by the Director's Hearing on August 22, 2016.

Departmental Concurrence



Steve Weiss, AICP
Planning Director

(Continued on next page)

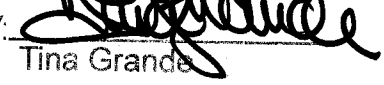


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit Based Funds 100%				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

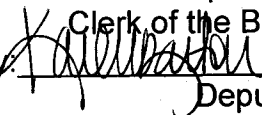
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: October 4, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

1-2

Prev. Agn. Ref.: District: 5 Agenda Number:

- A-30
- 4/5 Vote
- Positions Added
- Change Order

MT2279

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RECEIVE AND FILE THE DIRECTOR'S HEARING APPROVAL OF TENTATIVE PARCEL
MAP NO. 33037**

DATE: September 7, 2016

PAGE: Page 2 of 2

The Planning Department recommended approval; and,
THE DIRECTOR'S HEARING:

Found Exempt from CEQA and APPROVED TENTATIVE PARCEL MAP NO. 33037

BACKGROUND:

Summary

The Tentative Parcel Map No. 33037 was for a Schedule H parcel map to subdivide 5 gross acres into four (4) one (1) acre gross minimum residential lots – APN: 426-340-078.

The project is located within the Lakeview/Nuevo Area Plan of Western Riverside County; more specifically, southerly of Wolfskill Avenue, westerly of Fifth Street, northerly of Meadow Blossom Road, and easterly of Sixth Street.

The Director's Hearing heard the above referenced project on August 22, 2016. The Hearing Officer approved the project subject to the attached conditions of approval.

Board Action

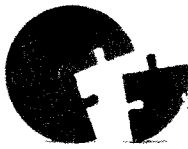
The Director's Hearing decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through discretionary review process through the Planning Department and the project approval as recommended by the Planning Director at the August 22, 2016 Director's Hearing.

ATTACHMENTS:

- A. **DIRECTOR'S HEARING REPORT OF ACTION**
- B. **DIRECTOR'S HEARING STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

DIRECTOR'S HEARING REPORT OF ACTIONS AUGUST 22, 2016

1.0 CONSENT CALENDAR:

1.1 NONE

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1 NONE


3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 25822** – Exempt from CEQA
 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) – Location: Southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street – 1.14 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Request to co-locate a wireless telecommunication provider on an existing wireless telecommunication facility located at 23422 David Jones Road, Perris. Project Planner: Tim Wheeler at 951-955-6060 or email at wheeler@rctlma.org.
- Staff Report Recommendation:
FIND EXEMPT FROM CEQA; and, APPROVE THE PLOT PLAN
- Staff's Recommendation:
FIND EXEMPT FROM CEQA; and, APPROVE THE PLOT PLAN
- Planning Director's Action:
FOUND EXEMPT FROM CEQA; and, APPROVED THE PLOT PLAN as modified at hearing.
- 3.2 **TENTATIVE PARCEL MAP NO. 33037, AMENDMENT NO. 3** – CEQA Exempt – Applicant: Robert McGinty – Engineer/Representative: Patrick D. Crask, PE – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Northerly of Meadow Blossom, easterly of 6th street, southerly of Wolfskill Avenue and westerly of Fifth Street – 5 Gross Acres – Zoning: Residential Agricultural (R-A) (20,000 sq. ft.) – **REQUEST:** Schedule H – to subdivide five gross acres into four (4) one (1) acre minimum residential lots. Project Planner: Tim Wheeler at (951) 955-6060 or email at wheeler@rctlma.org.
- Staff Report Recommendation:
FIND EXEMPT FROM CEQA; and, APPROVE THE PARCEL MAP
- Staff's Recommendation:
FIND EXEMPT FROM CEQA; and, APPROVE PARCEL MAP
- Planning Director's Action:
FOUND EXEMPT FROM CEQA; and, APPROVE PARCEL MAP
- 3.3 **PLOT PLAN NO. 25739** – Adoption of a Negative Declaration – Applicant/Engineer Representative/Owner: Allen Cunningham – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Land Use: Community Development: Medium High
- Staff Report Recommendation:
ADOPT A NEGATIVE DECLARATION; and, APPROVE THE PLOT PLAN
- Staff's Recommendation:
ADOPT A NEGATIVE DECLARATION; and,

3.2

Agenda Item No.:
Area Plan: Lakeview/ Nuevo
Zoning: Lakeview Area
Supervisory District: Fifth District
Project Planner: Tim Wheeler
Director's Hearing: August 22, 2016

TENTATIVE PARCEL MAP No. 33037
CEQA Exempt Per Section 15315
Applicant: Bob & Kay McGinty
Engineer/Representative: Patrick D Crask


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 33037 is a proposed Schedule H parcel map to subdivide 5.00 gross acres into four (4) one (1) acre minimum residential lots. – APN: 426-340-078.

The project is located within the Lakeview / Nuevo Area Plan of Western Riverside County; more specifically, southerly of Wolfskill Avenue, westerly of Fifth Street, northerly of Meadow Blossom Road, and easterly of Sixth Street.

Public notices were sent to property owners regarding this public hearing. To date Staff has received communication (phone calls) from adjacent property owners. Their inquiries are regarding the subdivision and are thankful for further understanding of what the notices is detailing. None of the comments have been against the proposed subdivision.

SUMMARY OF FINDINGS:

- | | |
|----------------------------|---|
| 1. Existing Land Use | Vacant |
| 2. Surrounding Land Use | Residential to the west and south, vacant to the north and east |
| 3. Existing Zoning | Residential Agricultural (R-A) (20,000 Square Feet) |
| 4. Surrounding Zoning | Residential Agricultural (R-A) (20,000 Square Feet) |
| 5. General Plan Land Use | Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) |
| 6. Project Data: | Total Acreage: 5 Gross Acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 1 acre
Schedule: H |
| 7. Environmental Concerns: | CEQA EXEMPT PER SECTION 15315 (Minor Land Divisions) |

RECOMMENDATIONS:

MOTION TO FIND TENTATIVE PARCEL MAP NO. 33037 exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 based on the findings and conclusions provided in this staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 33037, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) on the Lakeview/Nuevo Area Plan.
2. The proposed use, four (4) residential lots with a minimum lot size of one (1) acre, is consistent with the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) designation. Per the General Plan, Rural Community: Low Density Residential (RC: LDR) has a minimum lot size of 1/2 acre. Per said General Plan Summary, single family residences on large parcel from 1/2 acre to 1 acre are allowed or encouraged.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east, west and south, and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north.
4. The zoning for the subject site is Residential Agricultural (R-A). The proposed parcel map meets the required lot area and dimensions for Residential Agricultural (R-A) due to the fact that the width of each lot proposed is 142 wide by 305 feet in depth.
5. The project site is surrounded by properties which are zoned Residential Agricultural (R-A).
6. There are existing single family detached dwellings in the project vicinity.
7. The project site meets the requirements for Ord. 460 Section 10.13 for a Schedule H Parcel Map Subdivision by proposing four (4) one (1) gross acre parcels abutting existing County recognized roadways (Wolfskill Avenue, 5th Street, and Meadow blossom Drive). Individual septic systems are proposed. Water, fire, and electrical amenities are proposed.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. A Cultural Resources Survey Report for Parcel Map No. 33037 concluded there are no cultural resources present, thus the project as currently proposed will not cause a substantial adverse change to any known cultural resources. It is recommended that an Archaeological monitor and Native American monitor be present during ground disturbing activities.
10. The project is exempt from CEQA pursuant to State CEQA Guidelines section 15315 which provides, "Minor Land Divisions, "Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent." The proposed parcel map is located within an

urbanized area for residential development and creating four (4) parcels; where it will match the surrounding residential development of one (1) acres parcels. The parcel map is consistent with the General Plan and Zoning Ordinance. All services and access to the future lots are available and the future lots have not been a part of a recent subdivision within the past 2 years. The last subdivision of this parcel occurred on the Lakeview Town Lands map in the late 1890's. There are no slopes proposed with the grading as part of this parcel map subdivision.

CONCLUSIONS:

1. The proposed project is in conformance the Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (20,000 square feet) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348. This proposed subdivision proposes minimum one (1) acre (43,560 square feet) lots.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is **not** located within:
 - a. A city sphere of influence, or
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area, or
 - c. A high fire area, or
 - d. A ½ mile of a fault.
3. The project site is located within:
 - a. The boundaries of the Nuview Union and Perris Union High School Districts, and
 - b. Community Service Area #146A, and
 - c. The Stephens Kangaroo Rat Fee Area, and
 - d. Zone B of Ordinance 655, 34.86 miles from Mount Palomar, and
 - e. A Low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 426-340-078.

PM33037 Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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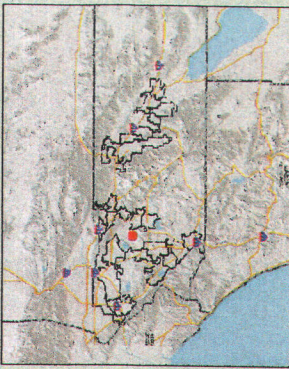
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MT 2279

PM33037

Development Opportunity



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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1,942 Feet

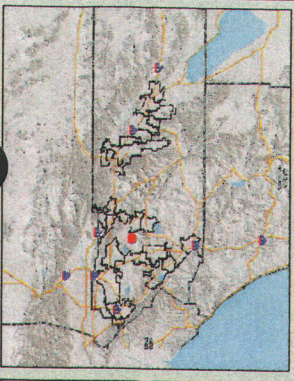
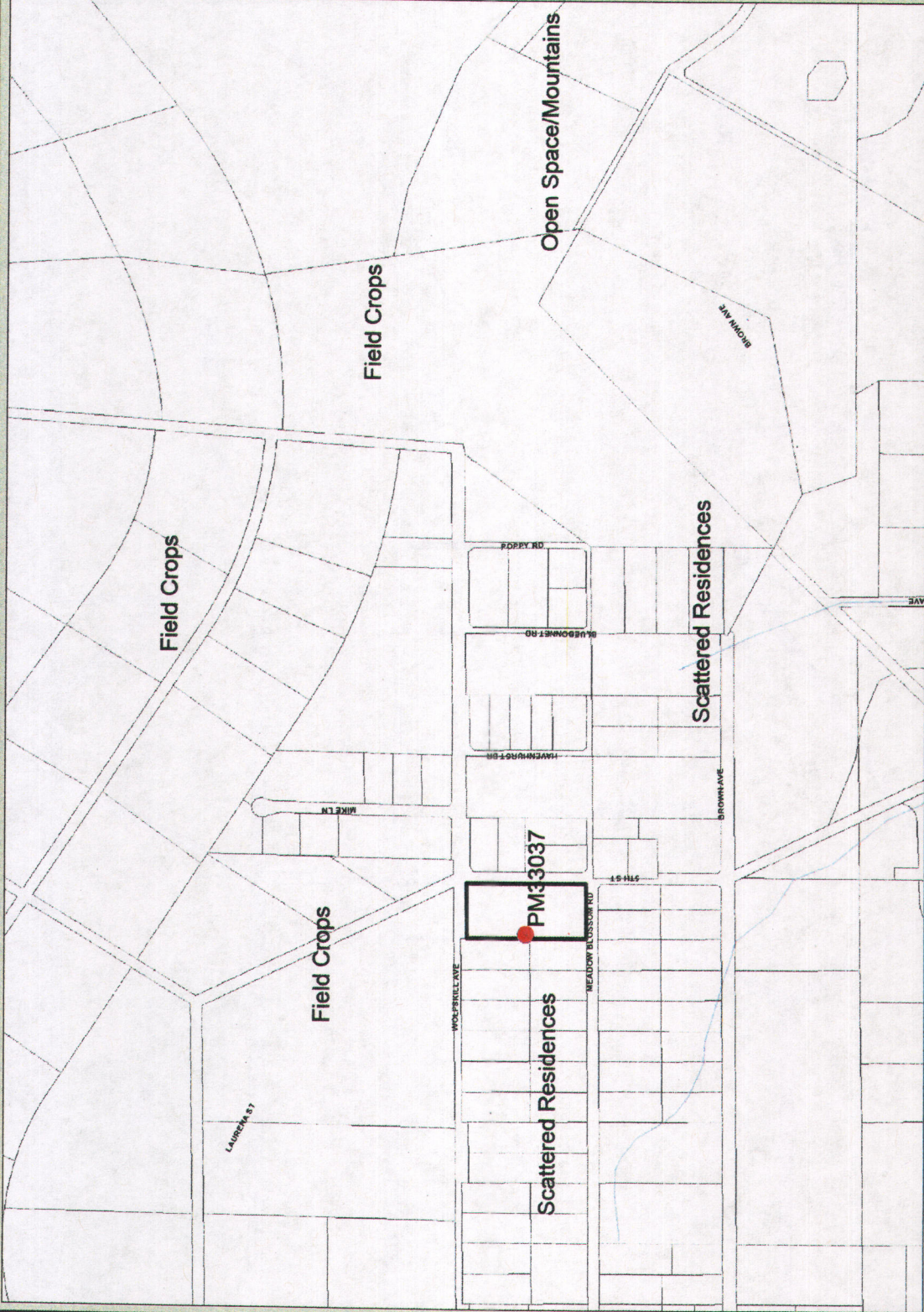


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PM33037

Land Use



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

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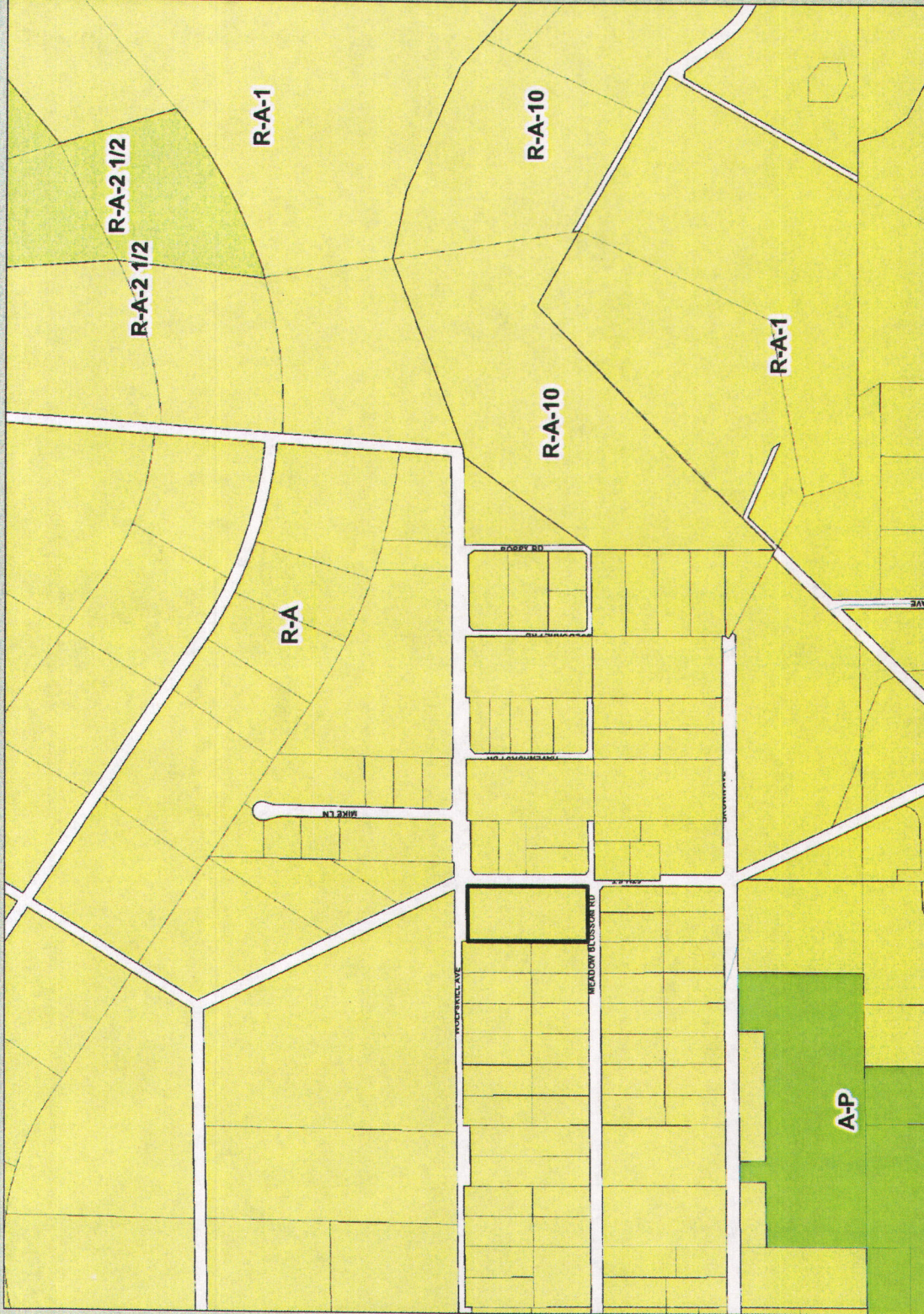


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PM33037

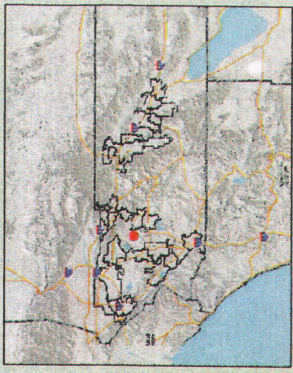
Existing Zoning



Legend

Zoning

< all other values >	[Red Box]
A-1	[Light Green Box]
A-1-1	[Light Green Box]
A-1-1 1/2	[Light Green Box]
A-1-1/2	[Light Green Box]
A-1-10	[Light Green Box]
A-1-15	[Light Green Box]
A-1-2	[Light Green Box]
A-1-2 1/2	[Light Green Box]
A-1-2 1/4	[Light Green Box]
A-1-20	[Light Green Box]
A-1-30000	[Light Green Box]
A-1-4	[Light Green Box]
A-1-40	[Light Green Box]
A-1-5	[Light Green Box]
A-2	[Light Green Box]
A-2-1	[Light Green Box]
A-2-10	[Light Green Box]
A-2-2	[Light Green Box]
A-2-2 1/2	[Light Green Box]
A-2-20	[Light Green Box]
A-2-5	[Light Green Box]
A-D	[Light Green Box]
A-P	[Light Green Box]
A-P-10	[Light Green Box]
A-P-2 1/2	[Light Green Box]



Notes

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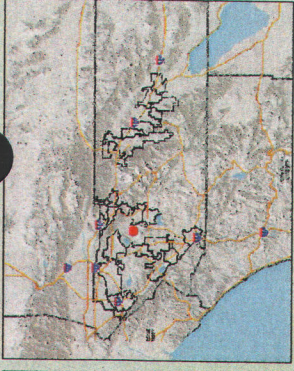
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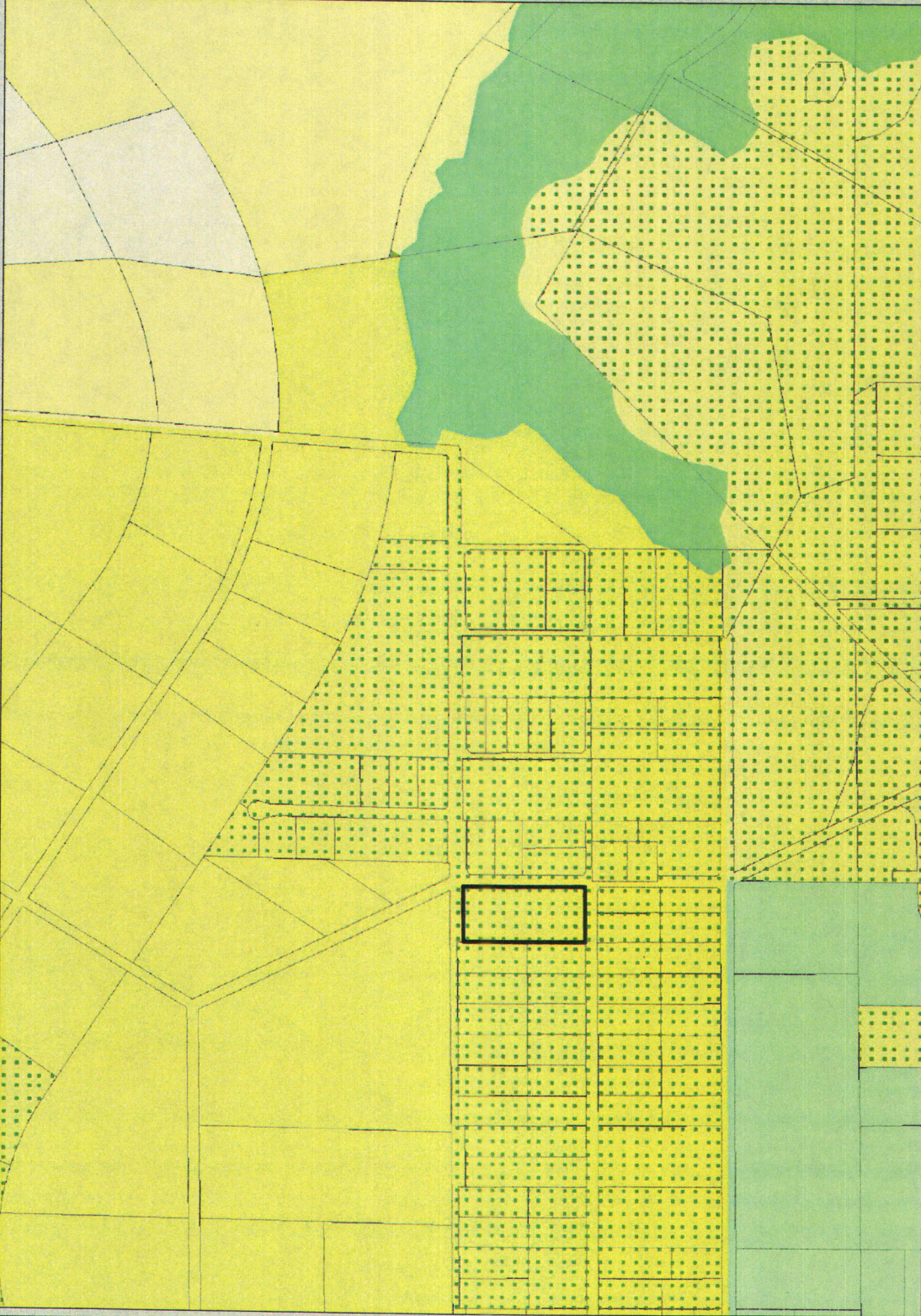
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PM33037 General Plan



Legend

- Landuse**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Planning Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat



Notes

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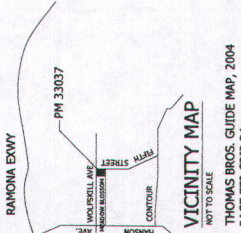


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TENTATIVE PARCEL MAP NO. 33037

THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
THE PORTION OF LOT 12 BLOCK 93 OF LAKEVIEW MAP NO. 5 AS SHOWN BY MAP ON FILE IN BOOK 426, PAGE 34 OF MAPS,
RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LOCATED IN SEC. 17 T. 4 S. 21 N. APN # 426-340-078-4 NUEVO



TITLE REPORT INFORMATION (ORDER NO. 310-140345-51) TITLE 385 INC., RELEASE DATE: 9/3/2014

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, ARE DUE FOR THE FISCAL YEAR 2016 2017 WHICH ARE A LIEN NOT YET PAYABLE.

2. ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENTS OR NOTICES FILED BY SAID DISTRICTS. SAID ASSESSMENTS ARE COLLECTED WITH THE COUNTY TAXES WITH SECTION 70) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

3. A RIGHT OF WAY CONVEYED TO THE LAKEVIEW WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE DESIGN AND OTHER PROPERTY BY DEED RECORDED FEBRUARY 17, 1997, IN BOOK 53 PAGE 215 OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, CAN NOT BE LOCATED FROM RECORD.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER LINES, DITCHES OR PIPES FOR IRRIGATION AND DOMESTIC USE, AS GRANTED TO NUEVO WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, BY DEED RECORDED DECEMBER 30, 1916 IN BOOK 453 PAGE 222 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

5. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND, LYING WITHIN ANY LAWEIL ESTABLISHED STREETS, WITH METERS, REGULATION AND OTHER APPOINTMENT AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, AS SET FORTH IN INSTRUMENT NUMBER 1, 1988 AS INSTRUMENT NUMBER 15297, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FURTHER AND OTHER PARTICULARS WITHIN RIGHT-OF-WAY OF MEADOW BLOSSOM DRIVE.

6. THE PUBLIC UTILITIES AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 1, 1988 AS INSTRUMENT NUMBER 15297, OF OFFICIAL RECORDS, BUT OMITTING ANY GOVERNMENT, CONDITION OR RESTRICTION, IF ANY, OR (B) RELATES TO HANDBOOK, SEX, HANDBOOK, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT HANDBOOK DOES NOT DISCRIMINATE AGAINST HANDBOOKED PERSONS, SAID COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN BLOSSOM DRIVE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, WITHIN RIGHT-OF-WAY OF MEADOW BLOSSOM DRIVE.

7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT, IN FAVOR OF EASTERN MUNICIPAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, BY DEED RECORDED DECEMBER 30, 1916 IN BOOK 453 PAGE 222 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

8. AN EASEMENT FOR ROAD PURPOSES AND CONSTRUCT, OPERATE, RELOCATE AND RENEW A PIPELINE OR PIPELINES, WITH METERS, REGULATION AND OTHER APPOINTMENT AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, AS SET FORTH IN INSTRUMENT NUMBER 1, 1988 AS INSTRUMENT NUMBER 15297, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FURTHER AND OTHER PARTICULARS WITHIN RIGHT-OF-WAY OF MEADOW BLOSSOM DRIVE.

9. THE PUBLIC UTILITIES AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 1, 1988 AS INSTRUMENT NUMBER 15297, OF OFFICIAL RECORDS, BUT OMITTING ANY GOVERNMENT, CONDITION OR RESTRICTION, IF ANY, OR (B) RELATES TO HANDBOOK, SEX, HANDBOOK, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT HANDBOOK DOES NOT DISCRIMINATE AGAINST HANDBOOKED PERSONS, SAID COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN BLOSSOM DRIVE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, WITHIN RIGHT-OF-WAY OF MEADOW BLOSSOM DRIVE.

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT, IN FAVOR OF EASTERN MUNICIPAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, BY DEED RECORDED DECEMBER 30, 1916 IN BOOK 453 PAGE 222 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

11. AN EASEMENT FOR ROAD PURPOSES AND CONSTRUCT, OPERATE, RELOCATE AND RENEW A PIPELINE OR PIPELINES, WITH METERS, REGULATION AND OTHER APPOINTMENT AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, AS SET FORTH IN INSTRUMENT NUMBER 1, 1988 AS INSTRUMENT NUMBER 15297, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FURTHER AND OTHER PARTICULARS WITHIN RIGHT-OF-WAY OF MEADOW BLOSSOM DRIVE.

12. THE PUBLIC UTILITIES AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 1, 1988 AS INSTRUMENT NUMBER 15297, OF OFFICIAL RECORDS, BUT OMITTING ANY GOVERNMENT, CONDITION OR RESTRICTION, IF ANY, OR (B) RELATES TO HANDBOOK, SEX, HANDBOOK, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT HANDBOOK DOES NOT DISCRIMINATE AGAINST HANDBOOKED PERSONS, SAID COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN BLOSSOM DRIVE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, WITHIN RIGHT-OF-WAY OF MEADOW BLOSSOM DRIVE.

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT, IN FAVOR OF EASTERN MUNICIPAL WATER COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, BY DEED RECORDED DECEMBER 30, 1916 IN BOOK 453 PAGE 222 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

14. INTENTIONALLY DELETED

15. INTENTIONALLY DELETED

16. WE FIND NO OPEN BETS OF TRUST OF RECORD.

17. INTENTIONALLY DELETED

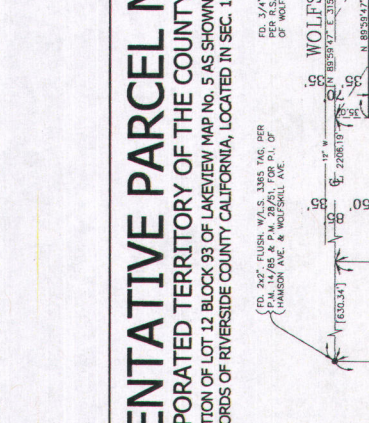
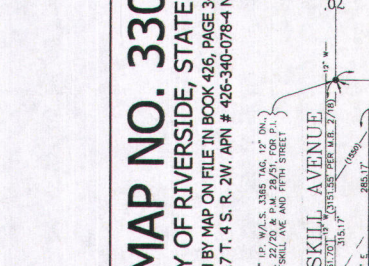
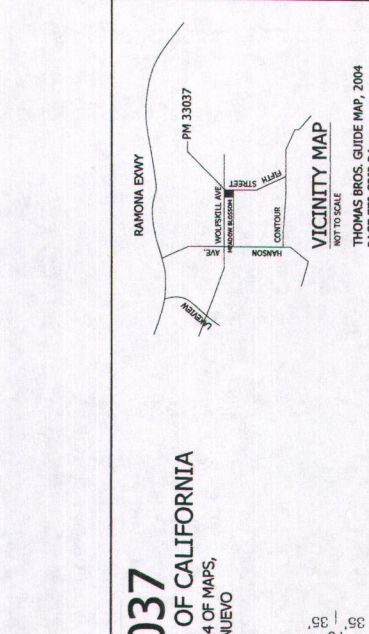
18. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND SATISFACTORY TO THIS COMPANY, OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

19. IN ORDER TO COMPLETE THIS REPORT, THIS COMPANY REQUIRES A STATEMENT OF INFORMATION TO BE COMPLETED BY THE FOLLOWING PARTY(IES).

20. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED STATEMENT(S) OF INFORMATION.

21. THIS REPORT IS BASED UPON THE RECORDS OF SAID LAND, RECORDED WITH THE COUNTY RECORDER WITHIN TWENTY-FOUR (24) MONTHS OF THE DATE OF THIS REPORT.

OWNER/APPLICANT ROBERT E. MCGINTY, KAY MCGINTY, HUSBAND AND WIFE AS COMMUNITY PROPERTY PO BOX 1000 NEWIO, CA 92597		TENTATIVE PARCEL MAP NO. 33037	
ENGINEER'S CERTIFICATE THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A SURVEY OF SAID LAND, RECORDED WITH THE REQUIREMENTS OF THE SUBDIVISION MAPS ACT ON MARCH 20, 2018. PATRICK D. CRASK, P.E. 2 RAVENHILL DR. NEWIO, CA 92597 951-415-9408		RIVERSIDE COUNTY TENTATIVE PARCEL MAP TITLE SHEET	
LEGAL DESCRIPTION: LOT 12 IN BLOCK 93 OF LAKEVIEW NO. 5, AS SHOWN BY MAP ON FILE IN BOOK 426, PAGE 34, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LOCATED IN SEC. 17 T. 4 S. 21 N. APN # 426-340-078-4 NUEVO		SIZE D NET: 4.10 AC	
BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NATIONAL GRID SYSTEM OF THE U.S.A. IN RIVERSIDE COUNTY RECORDS OFFICE, STATE OF CALIFORNIA.		REVISIONS	
BENCHMARK: BASED ON TOP OF CONCRETE POST 1425-95 ELEV. 1441.55		REVISIONS	
GENERAL NOTES: 1. LEGAL DESCRIPTION 2. GROSS ACRES: 5.03 AC, NET 4.10 AC 3. NUMBER OF LOTS: 4 LOTS 4. EXISTING ZONING: R-1 (RESIDENTIAL AGRICULTURE) 5. PROPOSED ZONING: R-1 (RESIDENTIAL AGRICULTURE) 6. PROPOSED LAND USE: SINGLE FAMILY RESIDENCE 7. PROPOSED LAND DESIGNATION: LDR-RC (LOW DENSITY RESIDENTIAL/RURAL COMMUNITY) 8. UTILITIES: SEWER, SEPTIC 9. WATER: EASTERN MUNICIPAL WATER DISTRICT 10. SEWER: RIVERSIDE COUNTY MUNICIPAL WATER 11. NATURAL GAS: SOUTHERN CALIFORNIA GAS CO. 12. ELECTRIC: EDISON CO. 13. CABLE: ANTELLA 14. GARAGE: GRAB 15. SCHOOL DISTRICT: NUEVO SCHOOL DISTRICT 16. 2004 THOMAS BROS. GUIDE PAGE 779 GRID B4 17. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR RETURN FLOODING. ALL 3" ARE APPROX. 18. TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP PER FEMA MAP 090246 145C - DATED 11/20/1986 19. PROPOSED PROJECT IS LOCATED IN FEMA FLOOD ZONE C DESIGNATION 20. PROPOSED PROJECT IS LOCATED IN FEMA FLOOD ZONE C DESIGNATION 21. PROPERTY IS IN A LOW LIQUEFACTION POTENTIAL AREA 22. PROPERTY IS NOT LOCATED IN A SPECIAL STUDIES AREA 23. PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS. 24. WATER WILL BE SUPPLIED BY THE EASTERN MUNICIPAL WATER DISTRICT. MINIMUM LOT REQUIREMENTS: FRONT: 20 FEET DEPTH: 60 FEET MINIMUM SETBACKS: FRONT: 20 FEET SIDE: 5 FEET AND/OR 10 FEET ON CORNER LOTS (FRONTAGE ON 2 STREETS) REAR: 10 FEET MAXIMUM STRUCTURAL HEIGHT: 40 FEET FLOORS: 3		REVISIONS	



GENERAL NOTES:

- LEGAL DESCRIPTION
- GROSS ACRES: 5.03 AC, NET 4.10 AC
- NUMBER OF LOTS: 4 LOTS
- EXISTING ZONING: R-1 (RESIDENTIAL AGRICULTURE)
- PROPOSED ZONING: R-1 (RESIDENTIAL AGRICULTURE)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENCE
- PROPOSED LAND DESIGNATION: LDR-RC (LOW DENSITY RESIDENTIAL/RURAL COMMUNITY)
- UTILITIES: SEWER, SEPTIC
- WATER: EASTERN MUNICIPAL WATER DISTRICT
- SEWER: RIVERSIDE COUNTY MUNICIPAL WATER
- NATURAL GAS: SOUTHERN CALIFORNIA GAS CO.
- ELECTRIC: EDISON CO.
- CABLE: ANTELLA
- GARAGE: GRAB
- SCHOOL DISTRICT: NUEVO SCHOOL DISTRICT
- 2004 THOMAS BROS. GUIDE PAGE 779 GRID B4
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR RETURN FLOODING. ALL 3" ARE APPROX.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP PER FEMA MAP 090246 145C - DATED 11/20/1986
- PROPOSED PROJECT IS LOCATED IN FEMA FLOOD ZONE C DESIGNATION
- PROPERTY IS IN A LOW LIQUEFACTION POTENTIAL AREA
- PROPERTY IS NOT LOCATED IN A SPECIAL STUDIES AREA
- PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS.
- WATER WILL BE SUPPLIED BY THE EASTERN MUNICIPAL WATER DISTRICT.

MINIMUM LOT REQUIREMENTS:
FRONT: 20 FEET
DEPTH: 60 FEET

MINIMUM SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET AND/OR 10 FEET ON CORNER LOTS (FRONTAGE ON 2 STREETS)
REAR: 10 FEET

MAXIMUM STRUCTURAL HEIGHT:
40 FEET
FLOORS: 3

NO.	DESCRIPTION	DATE	APPROVED

ROBERT E. MCGINTY AND KAY MCGINTY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, OWNERS OF LOT # 12
APN # 426-340-078-4 IS DEDICATING
ADDITIONAL SHALL BE DEDICATED TO WOLFSKILL AVE AND SHALL INCORPORATE THE FULL WIDTH OF LOT # 12 ALONG THE NORTH 315.12'

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33037 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33037 Amended No. 1, dated 5/9/06.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division is hereby permitted for a schedule 'H' land-division of 5 Gross Acres into 4 residential parcels with a minimum parcel size of 1 Acre.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

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

Grading Division conditions of approval.

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

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

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

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

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

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

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

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

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

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

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

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

RECOMMND

SWRCB at (916) 341-5455.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - PERC RPT INFO

RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by AM/PAC & Associates dated 12/9/04. For each 100 gallons of septic tank capacity, 45 sq. ft. of leach line bottom area will be required.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

10.E HEALTH. 2 USE - ECP COMMENTS

RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

FIRE DEPARTMENT

10.FIRE. 6 MAP*--#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection: An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of all portions of all structures as measured along an approved vehicular travelway. Minimum fire flow shall be 500 GPM for 2-hour duration at 20 PSI.

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 33037 is a proposal to subdivide 5-acres into 4 residential lots in the Lakeview area. The site is located north of Meadow Blossom, south of Wolfskill Avenue, east of Hanson Avenue, and west of Fifth Street.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure.

The site is located within the bounds of the Lakeview-Nuevo Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2

MAP - FEES FOR REVIEW

RECOMMND

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

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

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

RECOMMND

intended to comply with.

10.PLANNING. 8 MAP - ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural (R-A) Zoning Classification.

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST

RECOMMND

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

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

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

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i)A County Official is contacted. ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii)The Coroner shall contact the Native American Heritage Commission within 24 hours. b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98. d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 19 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

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

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

10.TRANS. 9 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

10. GENERAL CONDITIONS

10.WASTE. 3 MAP - LANDSCAPE PRACTICES (cont.) RECOMMND

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 5 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 6 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 7 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a

08/17/16
15:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#98-ECS-HYD/WTR TANK (cont.)

RECOMMND

building permit, a water system for fire protection must be provided, either: 1) a domestic water system with approved fire hydrant(s) within 600' of all portions of all structures or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 8 MAP*-#70-ECS-ADDRESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: building addresses shall be clearly visible from public roadway. A permanent monument may be provided for the addresses. Address numbers shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

50.FIRE. 9 MAP*-#59-ECS-HYDR REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP

RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 8 MAP LAKEVIEW/NUEVO ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP LAKEVIEW/NUEVO ADP FEES (cont.)

RECOMMND

Notice is hereby given that this property is located in the Lakeview/Nuevo Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

50. PRIOR TO MAP RECORDATION

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

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

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

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 16 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

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

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

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

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Wolfskill Avenue and so noted on the final map, with the exception of one 30' access opening for parcel 1.

TRANS DEPARTMENT

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

Sufficient right-of-way along Wolfskill Avenue shall be dedicated for public use to provide for a 59 foot half width right-of-way.

Sufficient right-of-way along Meadow Blossom Road shall be dedicated for public use to provide for a 30 foot half width right-of-way.

Sufficient right-of-way along Fifth Street shall be

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - SUFFICIENT R-O-W (cont.) RECOMMND

dedicated for public use to provide for a 30 foot half width right-of-way.

50.TRANS. 4 MAP - AGGREGATE/32' GRADED RECOMMND

Fifth Street along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full width dedicated right-of-way as approved by the Transportation Department.

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.

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

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

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

50.TRANS. 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

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

50. PRIOR TO MAP RECORDATION

50.TRANS. 31 MAP- UTILITY PLAN GP ROADS (cont.) RECOMMND

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 - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBD) is under active consideration. This project will be required to participate in the RBD and to pay its share of RBD fees, including an interim RBD fee as determined by the County, prior to the time of issuance of a certificate of occupancy or upon final inspection, whichever occurs first.

50.TRANS. 33 MAP - WQMP REQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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

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

RECOMMND

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD (cont.) RECOMMND

the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

60.E HEALTH. 2 MAP - SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance

08/17/16
15:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP LAKEVIEW/NUEVO ADP FEES

RECOMMND

PM 33037 is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SUBSIDENCE STUDY

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

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 5 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. 26

MAP - PALEO PRIMP & MONITOR

RECOMMND

The site is mapped within a County zone of High Potential for Paleontological Resources. Therefore:

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 grading 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 standards and Society of Vertebrate Paleontology standards, are as follows:

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 26 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and 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. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 27 MAP - CULTURAL MONITOR RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - CULTURAL MONITOR (cont.)

RECOMMND

special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 28 MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)The Native American monitor shall keep a daily log of all activities observed related to the project. The daily monitoring logs shall be submitted to the County Archaeologist on a weekly basis.

3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

supplement for coordination and advisory purposes for that groups' interests only.

4)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

This agreement shall not modify any condition of approval or mitigation measure.

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 MAP - PHASE IV CULTURAL RPT.

RECOMMND

Phase IV Monitoring Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP - SEPTIC PLANS

RECOMMND

A set of three 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 is required to be submitted to the Department of Environmental Health.

80.E HEALTH. 2 USE - WATER WILL SERVE

RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

08/17/16
15:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

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

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

80. PRIOR TO BLDG PRMT ISSUANCE

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

tank installation will need to be completed by 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.

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

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP LAKEVIEW/NUEVO ADP FEES RECOMMND

PM 33037 is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION

RECOMMND

Impacts to the Nuvview Union & Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 10 MAP - FEE BALANCE

RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 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 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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

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

Riverside office (951)955-4777
Indio office (760)863-8886

90.FIRE. 2 MAP - FIRE SPRINKLER SYSTEM

INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

08/17/16
15:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PARCEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146.

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

rior 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 5 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. 1 MAP - WRCOG TUMF

RECOMMND

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

CEL MAP Parcel Map #: PM33037

Parcel: 426-340-078

90. PRIOR TO BLDG FINAL INSPECTION

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.

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

HR01429
10/11/05
ke

Planning Department
Robert C. Johnson Planning Director

Set ID# CC003437

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVERSED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 38037 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: DIXON SURVEYING
GLEN DIXON E-Mail: survey@surfcity.net

Mailing Address: 1700 HAMNER AVE #112
NORCO CA 92860
City State ZIP

Daytime Phone No: (951) 532-0350 Fax No: (951) 898-6604

Engineer/Representative's Name: SAME E-Mail: _____

Mailing Address: _____
City State ZIP

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

Property Owner's Name: JIM LESIEUR E-Mail: _____

Mailing Address: 3730 BLUE KEY
CORONA DEL MAR CA 92625
City State ZIP

Daytime Phone No: (949) 533-3060 Fax No: (949) 644-8172

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.

GLEN R DIXON
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.

JIM LESIEUR
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 426-340-078

Section: 17 Township: 4S Range: 2W

Approximate Gross Acreage: 5 ACRES

General location (street address, cross streets, etc.): North of MEADOW BLOOM, South of WOLFSKILL, East of SIXTH, West of FIFTH.

Thomas Brothers map, edition year, page number, and coordinates: 779 B4

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Planning Director

RECEIVED
FEB 26 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): <u>pm 33037</u>	Set I.D. No. _____
<input type="checkbox"/> Check box if all concurrent cases are to be withdrawn.	

APPLICATION INFORMATION

Applicant's Name: Jim LeSieur E-Mail: jimlesieur@gmail.com

Applicant's Contact Person: Jim LeSieur
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 1041 Granville Drive
Newport Beach, CA 92660
City Street State ZIP

Daytime Phone No: (949) 533-3060 Fax No: ()

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: _____

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.

I Jim LeSieur verify that I am the ~~new~~ applicant and acknowledge the receipt thereof. My new address is 1041 Granville Dr, phone number is 949-533-3060, and can be e-mailed at jimlesieur@gmail.com Newport Beach, CA 92660
(name of new applicant)

Jim LeSieur
Signature of Existing Applicant

Jim LeSieur
Signature of New Applicant

CDM-MSL Associates, LLC
A California Limited Liability Company

Resolution of the Member

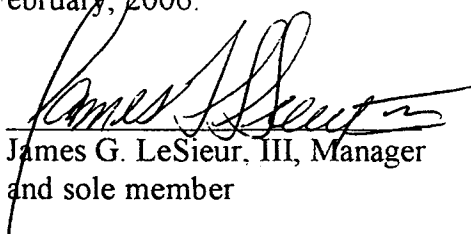
THE UNDERSIGNED, being the sole member of CDM-MSL Associates, LLC, a California Limited Liability Company, does hereby adopt the following resolution:

WHEREAS, James G. LeSieur, III is the sole member of CDM-MSL Associates, LLC, now therefore, it is

RESOLVED, that any member of CDM-MSL Associates, LLC is authorized to sign all documents on behalf of CDM-MSL Associates, LLC, and it is

FURTHER RESOLVED, that the signature of James G. LeSieur, III, shall be evidence of the consent of the sole member to the foregoing resolution and the authority granted therewith.

IN WITNESS THEREOF, the undersigned member has executed this Resolution, this 22 day of February, 2006.


James G. LeSieur, III, Manager
and sole member

FILE: _____

MFC# MPO58A

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steven Weiss · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): PM 33037 / EA 40508 Set I.D. No. CL003437
 Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: Robert McGinty E-Mail: coachbob.mcginty@yrcwa.com

Applicant's Contact Person: Robert McGinty
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: Po Box 1090
Nuevo Ca 92567
City State ZIP

Daytime Phone No: (951) 901-5444 Fax No: ()

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 5-28-15

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.

I Robert McGinty verify that I am the new applicant and acknowledge the receipt thereof. My new address is Po Box 1090, phone number is 951 901-5444, and can be e-mailed at _____.

(name of new applicant)

Signature of Existing Applicant

Robert McGinty
Signature of New Applicant

DOC # 2014-0456611
12/01/2014 05:00 PM Fees: \$18.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
Title365 Company

When Recorded Mail Document To:
Robert McGinty and Kay McGinty

PO BOX 1090
Nuevo, CA 92567

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CMORRIS

Escrow No.: 540-1400675-VB
Title No.: 510-1403545-51

APN: 426-340-078

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA 083-044

GRANT DEED

1082

The undersigned grantor(s) declare(s) Documentary transfer tax is \$187.00

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale,
- Unincorporated area:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CDM-MSL Associates, LLC as to an undivided 1/2 interest and Fleming Enterprises, Inc. as to an undivided 1/2 interest
hereby GRANT(S) to
Robert E. McGinty and Kay M. McGinty, Husband and Wife as Community Property

the following described real property:

The land hereinafter referred to is situated in the City of Nuevo, County of Riverside, State of CA, and is described as follows:

Lot(s) 12, in Block 93, of Lakeview No. 5, as shown by map on file in Book 2, Page(s) 18, of Maps, Records of Riverside County, California.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry.

Dated: 09/11/2014

State of California

County of *Orange*

On *November 19th, 2014* before me,

Jim L. Notary Public,

personally appeared *J.G. LeSieur, III*

CDM-MSL Associates, LLC

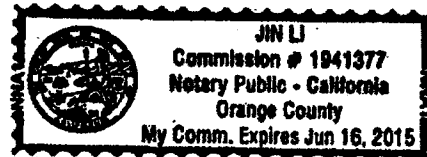
BY: *[Signature]*

J.G. LeSieur, III
Fleming Enterprises, Inc

BY: _____

*Signed in
counterpart*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *[Signature]* (Seal)

Mail to: same as above

RECORDING REQUESTED BY:
Title365 Company

When Recorded Mail Document To:
Robert McGinty and Kay McGinty

PO BOX 1090
Nuevo, CA 92567

Escrow No.: 540-1400675-VB
Title No.: 510-1403545-51

APN: 426-340-078

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RA# 083-044

GRANT DEED

2082

The undersigned grantor(s) declare(s) Documentary transfer tax is ~~\$487.00~~ *on prev deed*

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale,
- Unincorporated area:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CDM-MSL Associates, LLC as to an undivided 1/2 interest and Fleming Enterprises, Inc. as to an undivided 1/2 interest hereby GRANT(S) to
Robert E. McGinty and Kay M. McGinty, Husband and Wife as Community Property

the following described real property:

The land hereinafter referred to is situated in the City of Nuevo, County of Riverside, State of CA, and is described as follows:

Lot(s) 12, in Block 93, of Lakeview No. 5, as shown by map on file in Book 2, Page(s) 18, of Maps, Records of Riverside County, California.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry.

Dated: 09/11/2014
State of California

County of riverside
On 7-18-14 before me,
Valerie Barker, Notary Public,
personally appeared patrick J. Fleming

CDM-MSL Associates, LLC

BY: _____

signed in counterpart

Fleming Enterprises, Inc

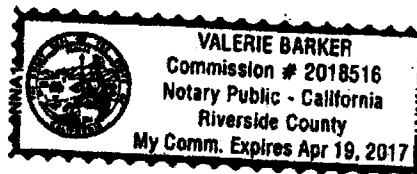
BY: Patrick J. Fleming
patrick J. Fleming

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Valerie Barker (Seal)



mail txs to: same as above

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Robert E. McGinty and Kay M. McGinty ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 426-340-078 ("PROPERTY"); and,

WHEREAS, on May 9, 2006, PROPERTY OWNER filed an application for Tentative Parcel Map No. 33037 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Robert and Kay McGinty
31654 Meadow Blossom
Nuevo, CA 92567

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 8/17/16

PROPERTY OWNER:
Robert E. McGinty and Kay M. McGinty

By: Robert E. McGinty
Robert E. McGinty

Dated: 6/30/16

By: Kay M. McGinty
Kay M. McGinty

Dated: 6/30/16

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack
MICHELLE CLACK
DATE 8/17/16

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On June 30th 2016 before me, Michelle Cervantes, Notary Public, personally appeared Robert Eldon McGinty and Kay Miyoko McGinty who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission #:2143092 Expires: March 15, 2020



Signature: Michelle Cervantes (Seal)

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 33037, AMENDED NO. 3 – CEQA Exempt – Applicant: Robert McGinty – Engineer/Representative: Patrick D Crask, PE – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Meadow Blossom, easterly of 6th street, southerly of Wolfskill Avenue and westerly of Fifth Stree – 5 Gross Acres – Zoning: Residential Agricultural (R-A) (20,000 sq. ft.) – **REQUEST:** Schedule H - to subdivide 5.00 gross acres into four (4) one (1) acre minimum residential lots. – APN: 426-340-078. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: AUGUST 22, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/8/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PM33037 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

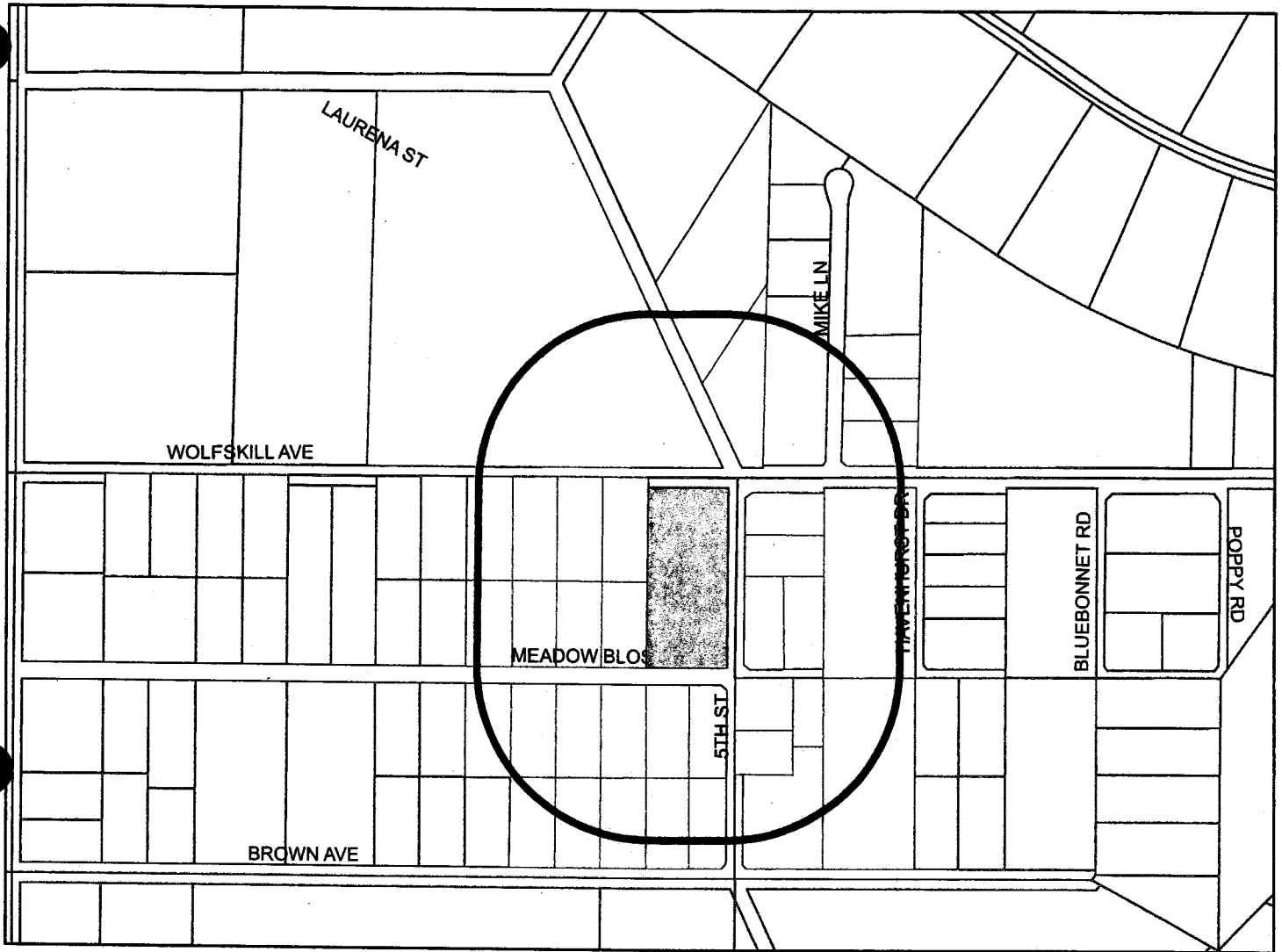
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

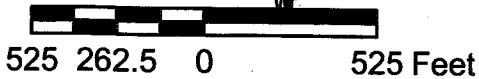
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PM 33037 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 426-200-059 | 426-340-053 | 426-340-062 | 426-340-077 | 426-340-084 | 426-340-083 | 426-350-045 | 426-350-041 | 426-350-042 | 426-350-043 |
| 426-350-044 | 426-340-050 | 426-340-014 | 426-340-063 | 426-340-064 | 426-340-065 | 426-200-061 | 426-350-002 | 426-340-076 | 426-350-013 |
| 426-340-086 | 426-350-024 | 426-350-025 | 426-200-063 | 426-340-051 | 426-340-085 | 426-340-015 | 426-200-024 | 426-200-032 | 426-200-036 |
| 426-350-026 | 426-200-062 | 426-340-074 | 426-340-078 | 426-340-075 | 426-340-037 | 426-340-036 | | | |



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: 426200036, APN: 426200036
NUEVO DEV CO
P O BOX 670
UPLAND CA 91785

ASMT: 426340036, APN: 426340036
MARIA GONZALEZ, ETAL
31659 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426200059, APN: 426200059
ALEX PEREZ
4064 MIDLAND RD
RIVERSIDE CA 92505

ASMT: 426340037, APN: 426340037
ROY LETCHWORTH
P O BOX 691
NUEVO CA 92567

ASMT: 426200061, APN: 426200061
JAVIER MORELOS
20495 MIKE LN
NUEVO, CA. 92567

ASMT: 426340050, APN: 426340050
GREGORIO MORALES
31655 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426200062, APN: 426200062
STEPHENIE DAVIS, ETAL
20525 MIKE LN
NUEVO, CA. 92567

ASMT: 426340051, APN: 426340051
MARIANO FLORES
31675 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426200063, APN: 426200063
KATHY WELLS
20555 MIKE LN
NUEVO, CA. 92567

ASMT: 426340053, APN: 426340053
ELSA RAMOS, ETAL
17714 GLENTHORNE ST
LA PUENTE CA 91744

ASMT: 426340014, APN: 426340014
JOSEFINA RODRIGUEZ, ETAL
31721 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340062, APN: 426340062
CATHY GORTON
31755 MEADOW BLOSSOM DR
NUEVO, CA. 92567

ASMT: 426340015, APN: 426340015
BASILIO ARAMBILLET, ETAL
P O BOX 249
NUEVO CA 92567

ASMT: 426340063, APN: 426340063
YOLANDA PARTIDA, ETAL
31765 MEADOW BLOSSOM DR
NUEVO, CA. 92567



ASMT: 426340075, APN: 426340075
ARLEEN HERTIG, ETAL
P O BOX 103
NUEVO CA 92567

ASMT: 426340076, APN: 426340076
KAY FECKO, ETAL
PO BOX 305
NUEVO CA 92567

ASMT: 426340077, APN: 426340077
MARY HANSON, ETAL
31740 MEADOW BLOSSOM RD
NUEVO CA 92567

ASMT: 426340078, APN: 426340078
KAY MCGINTY, ETAL
P O BOX 1090
NUEVO CA 92567

ASMT: 426340083, APN: 426340083
LOREEN MERCADO, ETAL
20990 HANSEN AVE
NUEVO CA 92567

ASMT: 426340084, APN: 426340084
JOAN MCCLURE, ETAL
P O BOX 776
NUEVO CA 92567

ASMT: 426340085, APN: 426340085
MIDFIRST BANK
999 NW GRAND BLVD STE 100
OKLAHOMA CITY OK 73118

ASMT: 426340086, APN: 426340086
TERRY TORRES, ETAL
20590 MAGNOLIA AVE
LAKEVIEW CA 92567

ASMT: 426350002, APN: 426350002
HOLLY HAYNES, ETAL
31810 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426350013, APN: 426350013
GLENDA LOVE, ETAL
P O BOX 1126
LAKEVIEW CA 92567

ASMT: 426350024, APN: 426350024
JOSE CORTEZ
2205 PIEDMONT CT
LEANDER TX 78641

ASMT: 426350025, APN: 426350025
JOSE CORTZ
6740 MOTZ ST
PARAMOUNT CA 90723

ASMT: 426350026, APN: 426350026
ROSINA SALCEDO, ETAL
31795 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426350044, APN: 426350044
BARBARA HAVENS, ETAL
2139 ARCHDALE
RIVERSIDE CA 92506



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Bob & Kay McGinty
P.O. Box 1090
Nuevo, CA 92567

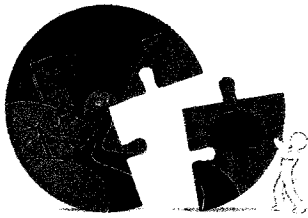
Bob & Kay McGinty
P.O. Box 1090
Nuevo, CA 92567

Patrick D Crask, PE
2 Radcliffe Dr.
Bella Vista, AR 772714

Patrick D Crask, PE
2 Radcliffe Dr.
Bella Vista, AR 772714

EASTERN MUNICIPAL WATER
DISTRICT
PO Box 8300
Perris, CA 92572-8300

EASTERN MUNICIPAL WATER
DISTRICT
PO Box 8300
Perris, CA 92572-8300



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss
Planning Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Tentative Parcel Map No. 3037

Project Location: In the unincorporated area of Riverside County, more specifically located in the Lakeview/ Nuevo area. The proposed project is located southerly of Wolfskill Avenue, westerly of 5th Street, northerly of Meadow Blossom Road, and easterly of 6th Street.

Project Description: The tentative parcel map is proposing a Schedule H subdivision of five (5) gross acres into four (4) residential lots with a minimum lot size of one (1) acre gross.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Robert and Kay McGinty, P.O. Box 1090 Nuevo, CA 92567

Exempt Status: (Check one)

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

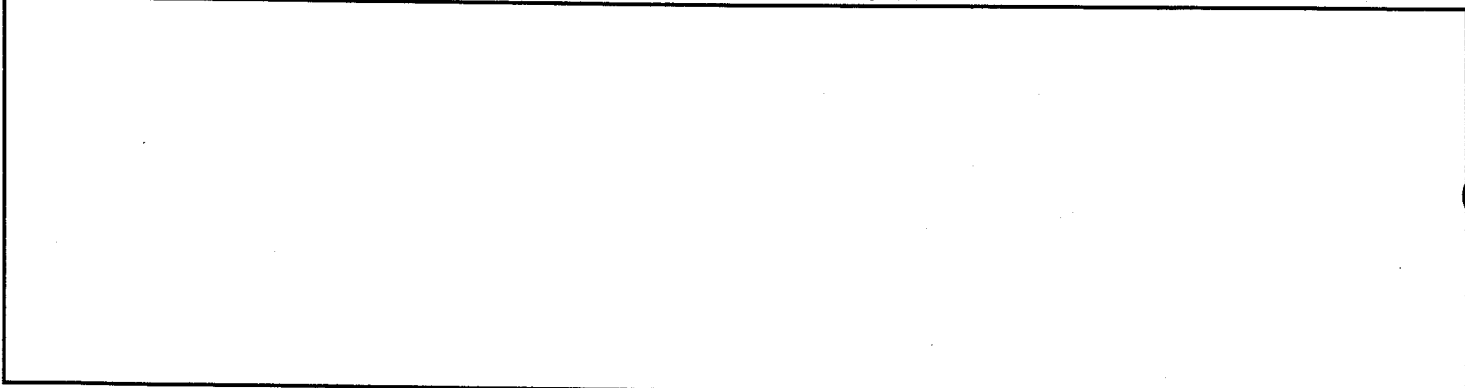
Reasons why project is exempt: 15315 - Minor land divisions. "Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent."

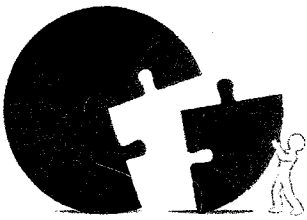
Tim Wheeler 951-955-6060
County Contact Person Phone Number

Signature Title Date
Urban Regional Planner III July 20, 2016

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA40508 ZCFG No. 03950 - **SELECT**
FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

2279

DATE: September 23, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: RECEIVE AND FILE THE DIRECTOR'S HEARING APPROVAL OF TENTATIVE PARCEL MAP NO. 33037
(Charge your time to these case numbers)

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - **SELECT Advertisement**
 - 10 Day 20 Day 30 day
- **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:

56097

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

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

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mt2279