

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



ITEM
1.2
(ID # 6060)

MEETING DATE:

Tuesday, January 23, 2018

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37172 – CEQA EXEMPT - Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping, Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: North of Betty Road, south of Mountain Avenue, east of Highway 74, and west of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) - REQUEST: The Parcel Map proposes a Schedule "H" subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres each. An EXCEPTION to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 to exceed four (4) times the lot width. APN: 342-150-017. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on December 18, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 1/17/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, 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, Perez and Ashley
Nays: None
Absent: None
Date: January 23, 2018
xc: Planning, Applicant

Kecia Harper-Ithem
Clerk of the Board
By: Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Parcel Map proposes a Schedule "H" subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres each. An **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 to exceed four (4) times the lot width. The project site is located north of Betty Road, south of Mountain Avenue, east of Highway 74, and west of Sophie Street.

The Planning Department heard the project on December 18, 2017. Planning Staff provided a memo with a clearer explanation of the Exception to Ordinance No. 460 to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width. The memo also further explained that the project is Exempt from CEQA. There were no comments from the public. The Planning Director approved the project.

Board Action

The Planning Department's 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 Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. **DIRECTOR'S HEARING MINUTES**
- B. **MEMO TO PLANNING DIRECTOR**
- C. **DIRECTOR'S HEARING STAFF REPORT**

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

Melissa Noone
Melissa Noone, Associate Management Analyst 1/17/2018

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

3.1 **PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration** – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 42870; and
APPROVE Plot Plan No. 25987.

Staff's Recommendation:
ADOPTION of a Negative Declaration for Environmental Assessment No. 42870; and
APPROVAL of Plot Plan No. 25987.

Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 42870; and
APPROVED Plot Plan No. 25987, subject to the conditions of approval as modified at hearing.

3.2 **TENTATIVE PARCEL MAP NO. 37172 – Exempt from the California Environmental Quality Act (CEQA), Section 15061** – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule "H" Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVE Tentative Parcel Map No. 37172.

Staff's Recommendation:
FINDING the project exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVAL of Tentative Parcel Map No. 37172.

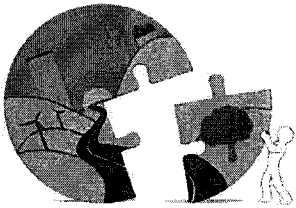
Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVED Tentative Parcel Map No. 37172, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC COMMENTS:

NONE



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA -
Community Development

Date: December 18, 2017

To: Hearing Officer,

From: Desiree Bowdan, Urban Regional Planner, for the Planning Department

RE: Agenda Item 3.2, Clarification of Findings (PM37172)

To the Hearing Officer,

FINDINGS:

The project is designated Rural Community: Very Low Density Residential, 1 acre minimum and is located in the Mead Valley Area Plan. The proposed subdivision is a Schedule H subdivision of 2.23 acres which will be divided into two parcels at 1.11 acres each. The Zoning and General Plan are consistent as it relates to the Mead Valley Area Plan.

NOTE: Please disregard Finding #13, on the Staff Report which addresses Government Code 66474 of Ord. 460 Section 7.1, which references the denial of a Tentative Map. It was added to the Staff Report in error by the previous Planner.

EXCEPTION:

An Exception to Ordinance 460 is also proposed to allow lot depths of Lots 1 and 2 to exceed four (4) times the lot width. Per Ordinance No. 460 Section 3.8, when lots greater than 18,000 square feet are proposed, the depth shall not exceed 4 times the width of the lot. The Project does not meet this requirement because the existing configuration and irregular dimensions of the property limits the Project from meeting the ratio requirements. By requiring the project to comply with the stated condition, would result in access issues along Betty Road to the parcels and intensifying the irregular property dimensions. Surrounding the Project site are other properties with similar configurations and irregular dimensions. Ordinance No. 460 Section 3.1.C states the Advisory Agency or Appeal Board when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. By subdividing the lot, the project is complying with the minimum General Plan land use requirements of 1 acre minimum lots.

EXEMPT FROM CEQA:

The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Assuming the parcel map is approved and built-out in the future, the approval of the proposed Tentative Parcel

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Map would only result in one additional single-family residence, the project is **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section

15061 because Section (a) (3) states; the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

ROAD IMPROVEMENTS

The design of the Tentative Parcel map will not conflict with any easements, because there are no easements on this property. Furthermore, no additional road improvements will be required at this time along Betty Road due to the already existing improvements.


HIGH FIRE AREA

The project is located within a High Fire area and has been conditioned in accordance with the Riverside County Fire Ordinance No. 787, Section 503.2., and Section 503.6.

The proposed Tentative Map is suitable for the type of development and for the proposed density of development. The design of the proposed map is not likely to cause substantial environmental damage, nor will it likely cause serious public health problems.

Agenda Item No.:
 Area Plan: Mead Valley
 Zoning Area: Good Hope Area
 Supervisorial District: First District
 Project Planner: Desiree Bowdan
 Directors Hearing: December 18, 2017

Tentative Parcel Map No. 37172
 CEQA Exempt
 Applicant: Robert Nicorici
 Engineer/Representative: Gomez Daneying &
 Mapping Inc.



Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 37172 proposes a Schedule "H" subdivision. The parcel map will subdivide 2.23 gross acres into 2 parcels. The minimum proposed parcel size will be 1.11 gross acres. An **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 to exceed four (4) times the lot width.

The project site is located north of Betty Road, south of Mountain Avenue, east of Highway 74, and west of Sophie Street.

BACKGROUND:

Sphere of influence

The project site is located within the City of Perris sphere of Influence. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. No Further discussion was required, and the City of Perris is in support of the project.

Airport Land Use Commission ("ALUC") (File No. ZAP1267MA17)

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed, County of Riverside Case No. PM37172, the proposal to divide 2.23 gross acres into two residential parcels. The project is located on the northerly side of Betty Road, westerly of Sophie Street and southeasterly of State Highway Route 74 in the unincorporated community of Good Hope. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The project site is located approximately 12,582 feet from the closest point on the runway. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,540 feet AMSL. The proposed building pads for Parcels 1 and 2 are at elevations of 1,562 and 1,563 feet, respectively --- more than 140 feet higher than the runway elevation.

Review by the Federal Aviation Administration Obstruction Elevation Service (FAA OES) is not a prerequisite to the land division, but will be necessary prior to the construction of any structures at this location. Therefore, a condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" Letter from the FAA OES prior to issuance of building permits. (90. PLANNING. 4)

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum) to the north, south, east and west
3. Existing Zoning (Ex. #2): R-R (Rural Residential)
4. Surrounding Zoning (Ex. #2): R-R to the north, south, east, and west
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Single family residential to the north, west, south, and vacant to the east
7. Project Data:
Total Acreage: 2.23 gross acres
Total Proposed Lots: 2
Proposed Min. Lot Size: 1.11 gross acres
Schedule: "H"
8. Environmental Concerns: Exempt from CEQA pursuant to State CEQA guidelines Section 15061

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING ^{Director} DEPARTMENT TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 based on the findings and conclusions incorporated in the staff report; and,

APPROVE an **EXCEPTION** to Section 3.8.C. of Ordinance No. 460 to allow for the lot depth of lots 1, and 2 to exceed four (4) times the width, based on the findings in this staff report and the conclusion that the project will not have a significant effect on the environment; and

APPROVE TENTATIVE PARCEL MAP NO. 37172, 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 conditions of approval.

1. The Project site is designated Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum) on the Mead Valley Area Plan. Development within this area is encouraged to be "single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture,

intensive equestrian and animal keeping uses are permitted." The proposed subdivision will result in two, 1.11-acre lots. The proposed subdivision is a specifically anticipated use and is consistent with the land use designation as shown in the Mead Valley Area Plan and with all other relevant policies of this Area Plan and the overall General Plan.

2. The Project site is located within the Rural Village Land Use Overlay (RCVLUO) as detailed in the Mead Valley Area Plan. The policy area generally allows for commercial and small-scale industrial uses, and allows for residential uses at higher densities based on the land use designation. The Project is proposing a lot division that is within the VLDR land use designation requirements, therefore the project is consistent with the RCVLUO Policy.
3. The Project is surrounded by properties that are designated Rural Community: Very Low Density Residential (RC-VLDR) (1-acre minimum) to the north, south, east, and west.
4. The zoning classification for the project site is Rural Residential (R-R)
5. The proposed subdivision of 2.23 acres into two, 1.11-acre parcels with a lot width approximately a lot width of approximately 100 feet is consistent with the required lot area size dimensions and development standards as set forth in the Rural Residential (R-R) zoning classification which requires lots to be no less than one-half acre in size and lot widths to be no less than 80 feet.
6. The Project site is surrounded by properties that zoned Rural Residential (R-R) to the north, south, east, and west. Existing residential uses as well as commercial uses have been constructed and are operating within the project vicinity and will be and compatible to the single-family residential land uses that would ultimately be developed as a result of the currently proposed subdivision.
7. Per Ordinance No. 460 Section 3.8, when lots greater than 18,000 square feet are proposed, the depth shall not exceed 4 times the width of the lot. The Project does not meet this requirement because the existing configuration and irregular dimensions of the property limits the Project from meeting the ratio requirements. By requiring the project to comply with the stated condition, would result in access issues along Betty Road to the parcels and intensifying the irregular property dimensions. Surrounding the Project site are other properties with similar configurations and irregular dimensions. Ordinance No. 460 Section 3.1.C states the Advisory Agency or Appeal Board when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. By subdividing the lot, the project is complying with the minimum General Plan land use requirements of 1 acre minimum lots.
8. The proposed subdivision of 2.23 gross acres into two, 1.11-acre parcels is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-R zoning classification, which require a minimum one-half acre in size. Therefore, the proposed subdivision is consistent with Ordinance No. 348.
9. The project site is surrounded by properties which are zoned Rural Residential. Subdividing this 2.23 acre parcel in to two, 1.11-gross acre parcel will ensure consistency with the development pattern of the area.

10. The proposed project is not located within an existing Criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), and has found to be consistent with the plan. Although the condition requires a 30 day pre-construction survey and standard Migratory Bird Treaty Act (MBTA) Nesting survey in accordance with standard practices and policy of EPD. These conditions of approval are based on information provided in the biological report of MSHCP consistency that found the project site did not contain suitable habitat for burrowing owl, but if the site was cleared as a result of a requirement for fuel modification onsite conditions may provide suitable habitat for owls to occupy the site. The 30 day pre-construction survey is a safeguard that if and when the site is developed a reasonable effort to ensure compliance with the MSHCP has been achieved. Likewise with MBTA surveys, although nothing was found to occur onsite, the condition is required to conduct a survey before the issuance of a grading permit in accordance with MBTA. Therefore, the design of the proposed map is not likely to cause substantial environmental damage and avoidable injure fish or wildlife or their habitat, nor will it likely cause serious public health problems.
11. Based on review by staff, the proposed Project is consistent with the minimum improvements for a Schedule H subdivision as provided in Section 10.13.A.1 of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire department access. (90. FIRE. 1)
 - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road 24 feet graded. Betty Road is a 50 foot width, which meets the requirement. The proposed parcel map is consistent with these standards because there are no street improvements required. (10. TRANS 6.)
 - b. Ord. No. 460 10.13.A.1.b; all streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the project is Betty Road, which is has a 50 foot width and is asphalt paved. This meets the requirement.
 - c. There are no requirements for Access Roads and Existing streets because the Transportation Department is not requiring road improvements because there have already been improvements to Betty Road. Ord. No. 460 10.13.A.1.c.
 - d. Ord. No. 460 10.13.A.1.d; does not apply in this case because the project proposes to be on a septic system. (10 Env. Hlth. 2.)
 - e. Per the Transportation Department, there is no street improvement plans required. (10. TRANS 6.)
 - f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from the Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
 - g. Ordinance No. 460 10.13.f has certain exceptions that apply to parcel maps located entirely within a community services district. The proposed parcel map is not within a community services district.
12. This land division is located within a very high fire hazard severity zone in the State Responsibility Area. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized

and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. The proposed project is a parcel map that may result in the development of an additional single-family residence at the project site. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code. (10. BS GRADE 5.)
 - b. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Betty Road which is a 50 foot width, and secondary access on Sophie Street to the property. There is adequate accessibility to the project site for all emergency service vehicles. (COA 90.FIRE 1.)
 - c. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - d. The proposed Tentative Parcel Map does not propose any development, improvements, or grading, however the site is physically suitable for conditions of approval 80. FIRE. 1 which states all required water systems, including fire hydrants shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. While the site is located within a CAL Fire state responsibility area and within a very high fire hazard severity zone, Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. Fire protection services can easily access the site, with primary access on Betty Road, and secondary access on Sophie Street.
13. Government Code section 66474 and Ordinance No. 460 Section 7.1 require that the following findings be made, and each of these requirements has been met for the following reasons:
14. The proposed map and its design or improvements are inconsistent with the with the depth ratio of the County's development standards. As demonstrated above in Finding 7, surrounding the project site are other properties with similar configurations and irregular dimensions. Ordinance No. 460 Section 3.1.C states the Advisory Agency or Appeal Board when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. By subdividing the lot, the project is complying with the minimum General Plan land use requirements of 1 acre minimum lots.

- a. The site of the proposed map is physically suitable for the type of development and for the proposed density of development. As demonstrated above in Findings 3 through 9, this requirement has been met.
- b. For the reasons set forth in Finding 10 above, the design of the proposed map is not likely to cause substantial environmental damage and avoidable injure fish or wildlife or their habitat, nor will it likely cause serious public health problems.
- c. The design of the Tentative Parcel Map No. 37172 will not conflict with any easements, because there are no easements on this property. No additional road improvements will be required at this time along Betty Road due to existing improvements. (10. TRANS 6.)

15.

The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Because this is a standard requirement for areas within the Fee Assessment Area, this constitutes a standard condition of approval, not mitigation pursuant to CEQA.

16. This project is within the City Sphere of Influence of City of Perris. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. No Further discussion was warranted, and the City of Perris is in support of this project.
17. The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Assuming the parcel map is approved and built-out in the future, the approval of the proposed Tentative Parcel Map would only result in one additional single-family residence, The project is **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15061 because Section (a) (3) states The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Rural Community (RC-VLDR) (1 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
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 have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the WRCMSHCP.

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 Fault Zone; or
 - b. A County Service Area
 - c. No in a WRMSHCP Criteria Cell
 - d. No Liquefaction Area; and
 - c. No Subsidence Area; and
 - d. A Flood Zone.
3. The project site is located within:
 - a. Airport Influence Area; or
 - b. A Sphere of Influence Area; and
 - c. A Very High Fire Zone with a State Responsibility Area; and
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
4. The subject site is currently designated as Assessor's Parcel 342-150-017

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37172

VICINITY/POLICY AREAS

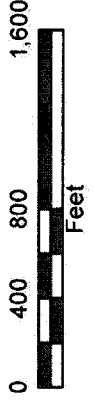
Supervisor: Jeffries
District 1

Date Drawn: 08/17/2017
Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. The General Plan is a long-term policy statement that guides the County's planning and development decisions. For further information, please contact the Riverside County Planning Department office in Riverside at (951)935-5500. Western County is not responsible for the content of this map. For more information, please contact the Riverside County Planning Department at (951)935-5500. Western County is not responsible for the content of this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Jeffries
District 1

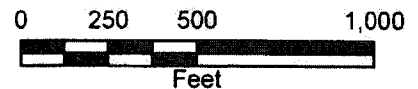
PM37172 LAND USE

Date Drawn: 08/17/2017
Exhibit 1



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctfb.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

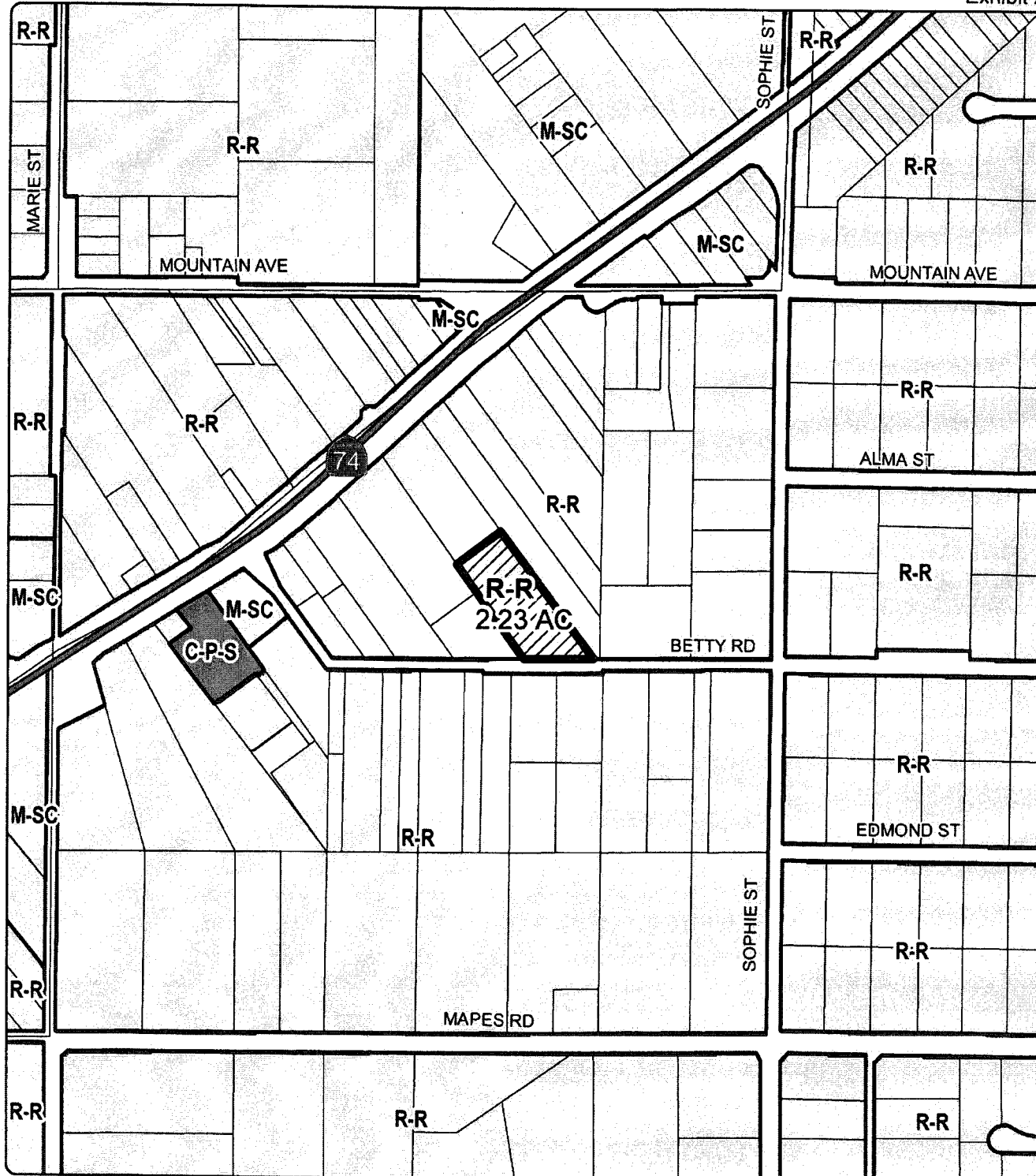
PM37172

Supervisor: Jeffries
District 1

EXISTING ZONING

Date Drawn: 08/17/2017

Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



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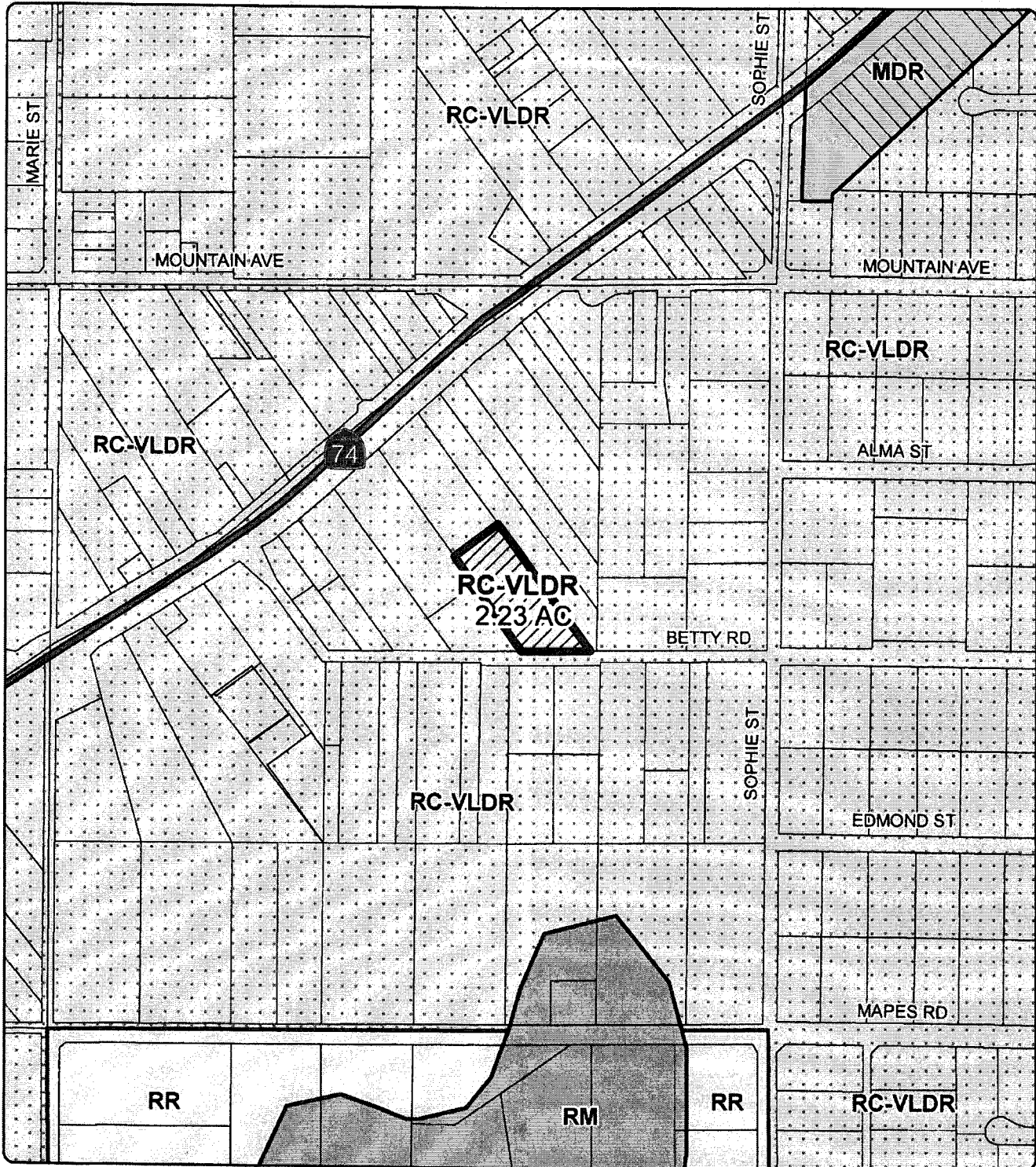
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37172

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 08/17/2017
Exhibit 5



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riverside.ca.gov>

CASE: PM37173
DATE: 5/15/2017
PLANNER: A. Anguiano

**TENTATIVE PARCEL MAP
 NO. 37172**

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

BETTY ROAD TRACT, 3266 LA MARIÑA AVENUE (Rte. 94), CORNER, CA 92503, (RPT 887-2875)

APR 25 1992
 LANDMARK SURVEYS AND ENGINEERING INC., 1068 CHERRY DRIVE, VICTORVILLE, CA 92415
 (951) 237-8888
 WWW.LANDMARKSURVEYS.COM

SECTION 17 1/2 - 34E 27 - 2009

THIS PARCEL MAP SHOWS THE PROPOSED LAYOUT OF THE TRACT, AND THE LOCATION OF THE TRACT WITHIN THE TRACT.

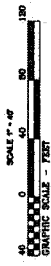
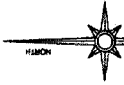
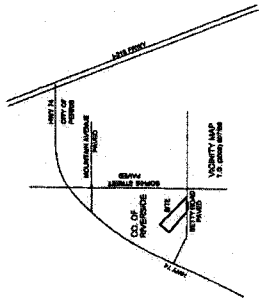
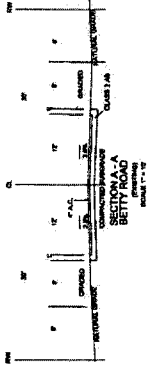
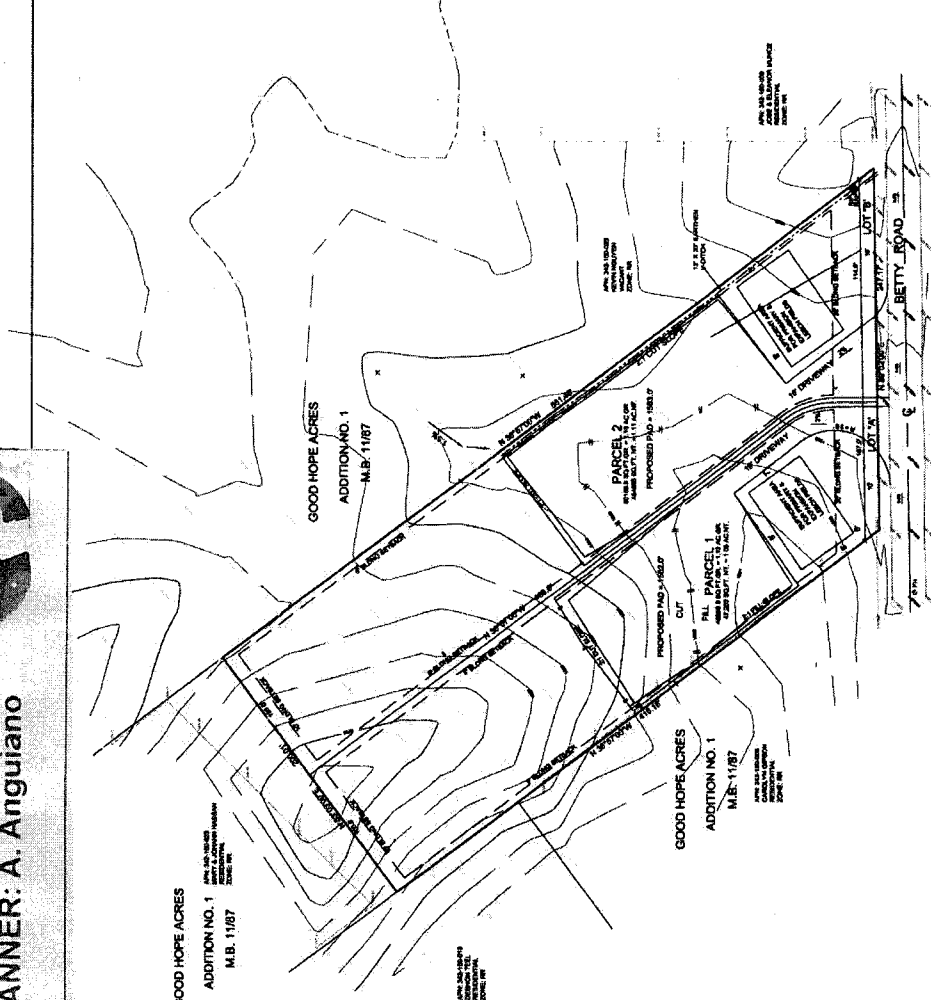
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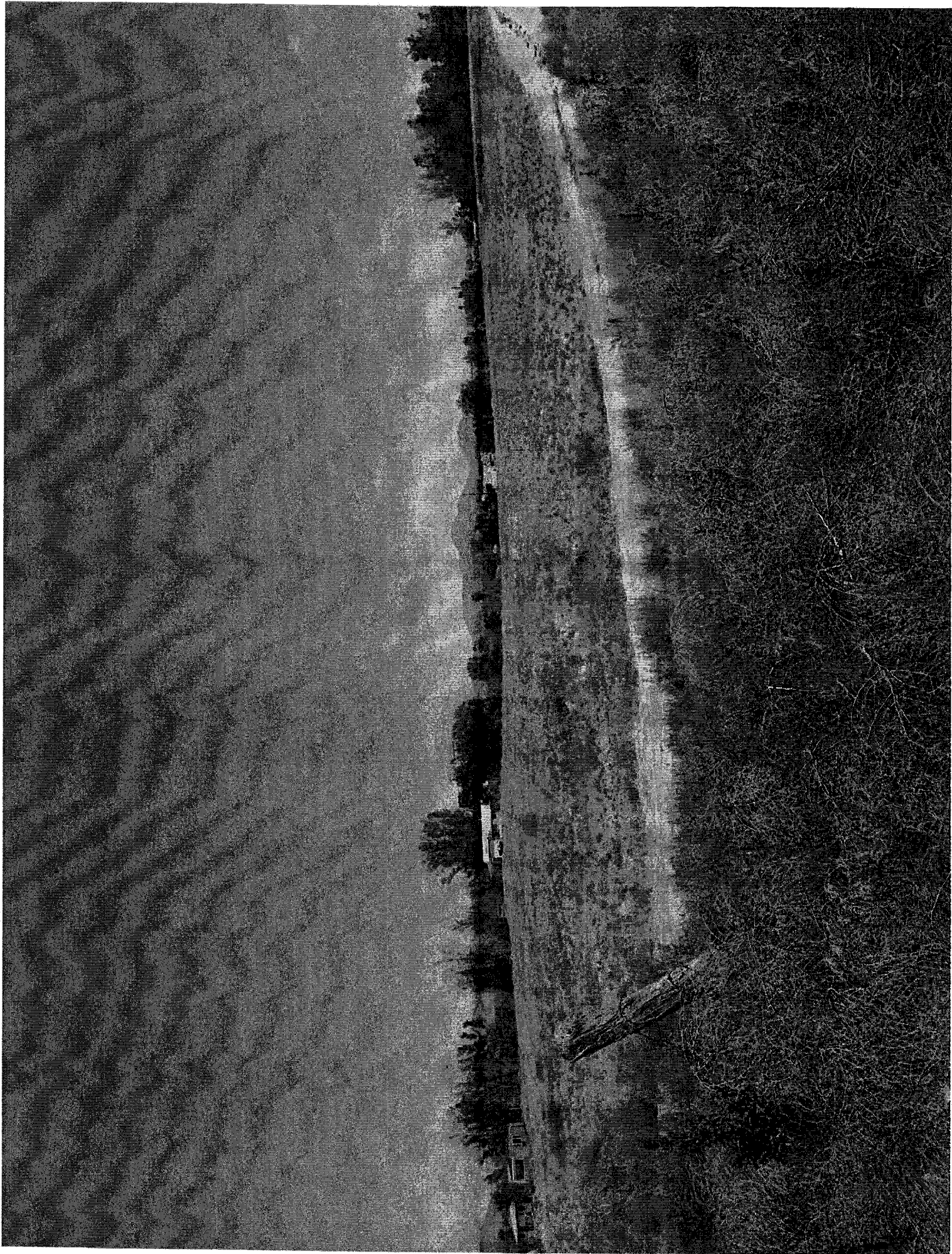
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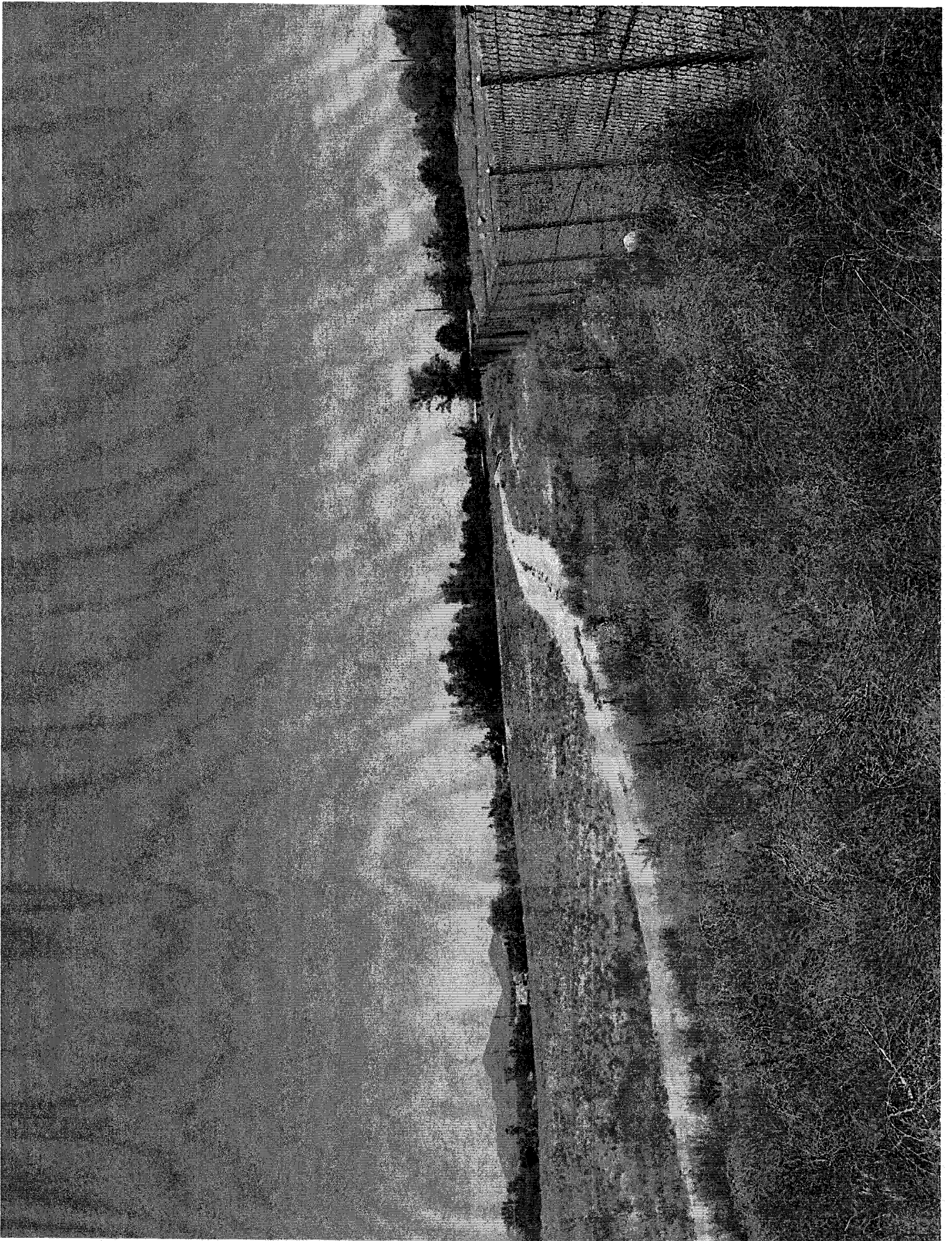


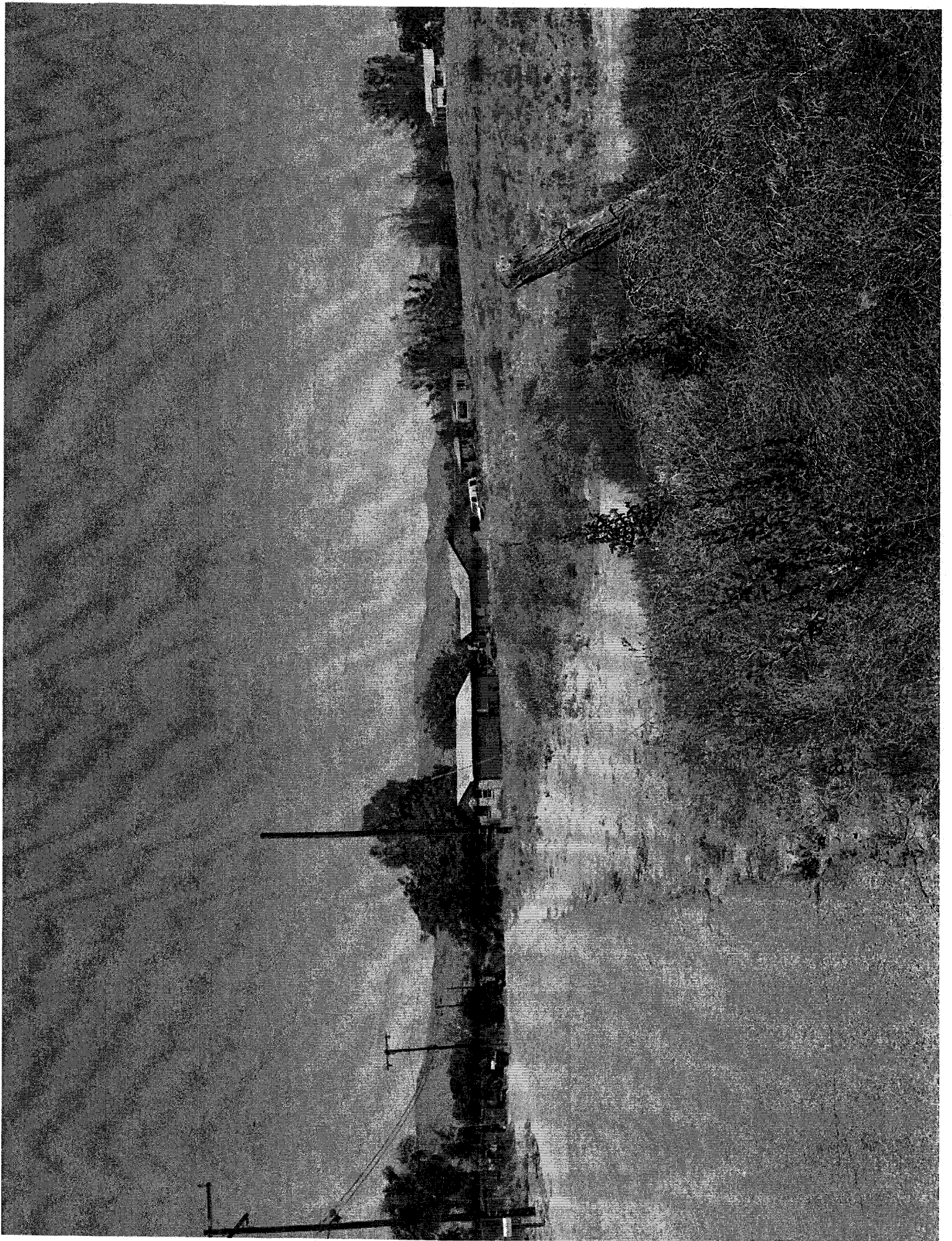
UTILITIES

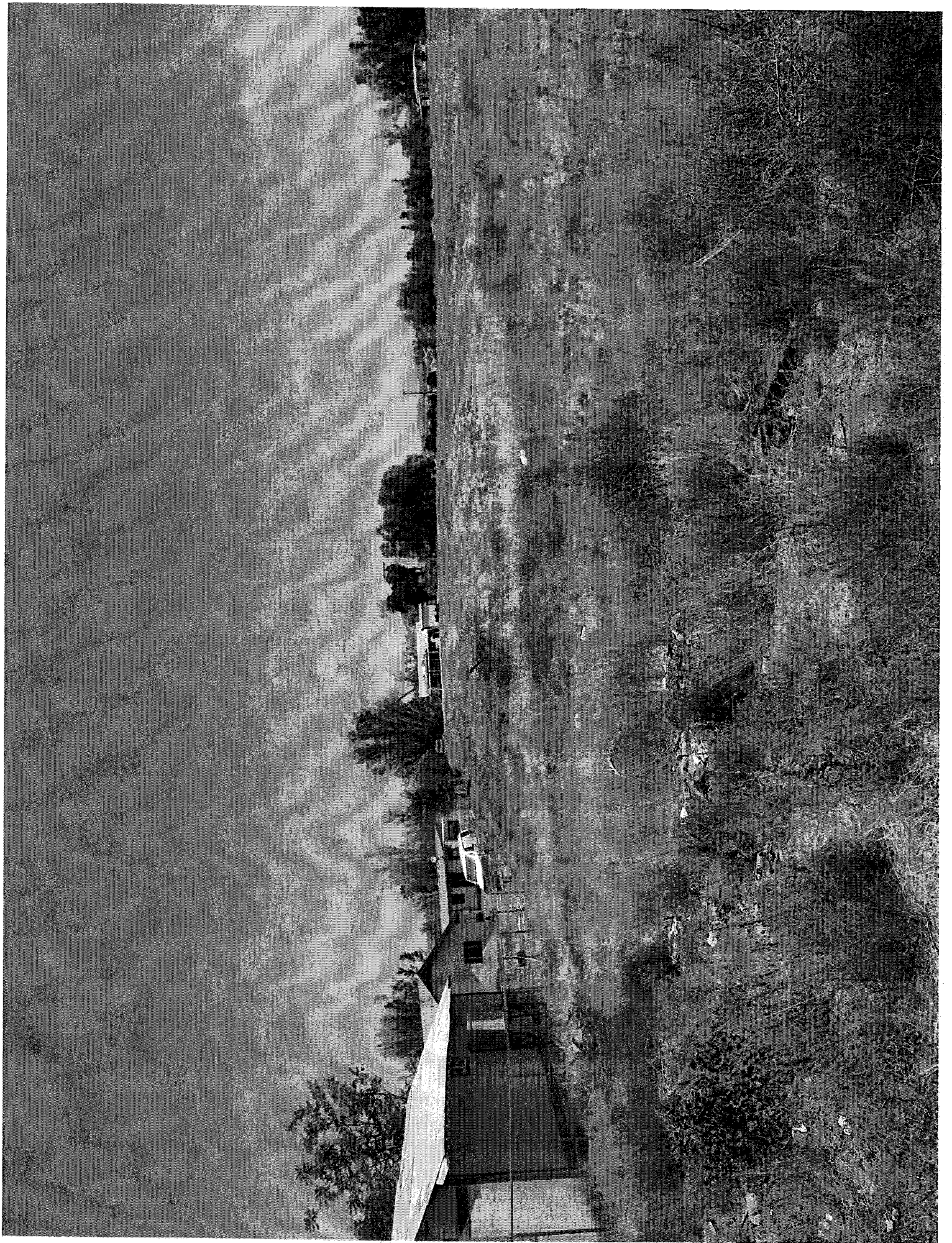
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COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 37172			
<p>LANDMARK SURVEYS 1068 CHERRY DRIVE VICTORVILLE, CA 92415 (951) 237-8888 WWW.LANDMARKSURVEYS.COM</p>	<p>DATE: 5/15/2017</p>	<p>PLANNER: A. Anguiano</p>	<p>SCALE: 1" = 40'</p>
<p>DATE: 5/15/2017</p>	<p>PLANNER: A. Anguiano</p>	<p>SCALE: 1" = 40'</p>	<p>SCALE: 1" = 40'</p>
<p>DATE: 5/15/2017</p>	<p>PLANNER: A. Anguiano</p>	<p>SCALE: 1" = 40'</p>	<p>SCALE: 1" = 40'</p>
<p>DATE: 5/15/2017</p>	<p>PLANNER: A. Anguiano</p>	<p>SCALE: 1" = 40'</p>	<p>SCALE: 1" = 40'</p>









11/09/17
09:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to propose a Schedule "H" subdivision for conveyance purposes. The parcel map will subdivide 2.23 gross acres into 2 parcels. The minimum proposed parcel size will be 1.11 gross acres.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY 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; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

11/09/17
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37172 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37172, Amended No. 2, dated May 15, 2017.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider 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. EVERY. 5 MAP - ALUC

RECOMMND

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10. EVERY. 5 MAP - ALUC (cont.)

RECOMMND

(Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building & Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

Please contact Paul Raul, ALUC Urban Regional Planner IV, with any questions at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - 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 and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

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

11/09/17
09:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 20 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - POTABLE WATER SERVICE RECOMMND

PM37172 is proposing potable water service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - POTABLE WATER SERVICE (cont.) RECOMMND

requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - WASTEWATER DISPOSAL RECOMMND

Any and all structures must have an approved method of wastewater disposal. Prior to building permit issuance, the applicant must provide information if sanitary sewer service is available to the property. If no sanitary sewer service is available, then the applicant must submit information required for the review of an onsite wastewater treatment system (OWTS).

Please call 951-955-8980 for any additional questions.

10.E HEALTH. 3 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. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP*-#52-RES HYDRANT RECOMMND

Approved standard fire hydrants, (6"x4"x2.5) shall be located not more than 600 feet in any direction from all exterior walls of the structures.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10. FLOOD RI. 1. PARCEL MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map (PM) 37172 is a proposal for Schedule H subdivision of 2.23 acres into 2 parcels in the Good Hope area. The site is located on the north side of Betty Road approximately 800 feet west of Sophie Street and east of Highway 74.

The site receives stormwater runoff from a tributary drainage area of approximately 5 acres to the east. These flows enter the property at the northeasterly corner of the proposed pad for Parcel 2 and leave the site at the southwesterly corner for the proposed pad on Parcel 1. The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

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.

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 intended to comply with.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

10.PLANNING. 10 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. 11 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 12 STKP- 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. 13 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. 15 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10. PLANNING. 15 MAP - LOW PALEO (cont.)

RECOMMND

the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

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

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

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - LOW PALEO (cont.) (cont.) RECOMMND

8. 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.

TRANS DEPARTMENT

10.TRANS. 1 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 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. 2 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.

10.TRANS. 3 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. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

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. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Betty Road due to existing improvements.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

50. PRIOR TO MAP RECORDATION

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 1.11 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-R zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 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. 15 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.

50.PLANNING. 16 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

Lots as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 16

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

Declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 18

MAP - COMPLY WITH ORD 457

RECOMMND

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

50.PLANNING. 19

MAP - AG/DAIRY NOTIFICATION

RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 23 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 - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Betty Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A", Ordinance 461.

TRANS DEPARTMENT

50.TRANS. 1 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections including driveways shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50'

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - INTERSECTION/50' TANGENT (cont.) RECOMMND

tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 8 MAP - OFFSITE 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. 9 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 15 MAP - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 16 MAP - NATURAL DRAINAGE RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR INEFFECT

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) INEFFECT

and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2 EPD - MBTA SURVEY INEFFECT

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 August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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 permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY (cont.) INEFFECT

Consulting Biologist 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 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, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 3 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 6 MAP - POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 11 MAP - IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing [native] [specimen] trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 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 2.23 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,

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) RECOMMND

payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

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 #: PM37172

Parcel: 342-150-017

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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. 2 USE - WATER WILL SERVE RECOMMND

Provide current documentation of water service from the appropriate purveyor.

11/09/17
09:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 USE - WASTEWATER DISPOSAL RECOMMND

An approved method of wastewater disposal is required. First, it must be established that no sewer is available at the time of construction. If sewer is available, then construction must connect to sewer.

If no sewer available, the applicant must provide a soils percolation report that is consistent with the requirements of the Local Management Program and any other materials that would be required to review the project.

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety a written certification from the appropriate water district showing that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them. Show on map the location of the fire hydrants and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - SKR OCCUPY/CORE IN HCP RECOMMND

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, a mobile home site preparation permit, or a mobilehome installation permit, whichever comes first:

. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. Submission of a focused SKR biological report, compiled in accordance with the Riverside County Planning Department "Requirements for Submittal of Biological Reports". The

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - SKR OCCUPY/CORE IN HCP (cont.) RECOMMND

report shall be prepared by a biologist authorized by the U.S. Fish and Wildlife Service to trap the Stephens' Kangaroo Rat for scientific purposes documenting the amount of occupied Stephens' Kangaroo Rat habitat subject to disturbance or destruction. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

80.PLANNING. 6 MAP - SKR OCCUPY OUTSIDE HCP RECOMMND

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, or a mobilehome site preparation permit, whichever comes first:

a. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. The applicant shall acquire replacement SKR habitat in accordance with the provisions of the SKR Long-Term Habitat Conservation Plan for all SKR occupied areas incidentally taken, and convey such acreage to the Riverside County Habitat Conservation Agency for inclusion in the SKR core reserve system. The applicant shall provide documentation from the Riverside County Habitat Conservation Agency, or its successors-in-interest, to the Planning Director declaring that the development application is entitled to receive coverage under the Section 10(a) Permit, thereby resulting in condition compliance.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections including driveways 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

1.Precise grade inspection.

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

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

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

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

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

90. PRIOR TO BLDG FINAL INSPECTION

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

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.

90.BS GRADE. 7 MAP - IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

11/09/17
09:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP-#45-FIRE DEPARTMENT ACCESS RECOMMND

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire department access.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - FENCE REQUIRED RECOMMND

The land divider/permit holder shall construct a six (6) foot high solid wood fence. The required fence shall be subject to the approval of the County Department of Building and Safety.

90.PLANNING. 3 MAP - 2ND DST FENCE/WALL LOCA RECOMMND

Constructed walls/fences shall conform with the locations delineated on the approved Landscaping, Irrigation and Fencing/Wall Plan required by these conditions of approval.

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.

**LAND DEVELOPMENT COMMITTEE (LDC)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: October 19, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Building & Safety – Grading

P.D. Environmental Programs Division
Riv. Co. Waste Resources Management Dept.

Parcel Map No. 37172 – EA43011 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: North of Betty Road, south of Mountain Avenue, east of Highway 74, and west of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule “H” subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. APN: 342-150-017. **BBID: 510-984-054 UPROJ: PM37172**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on June 15, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Any questions or comments regarding this project should be directed to Angel Anguiano, Project Planner at (951) 955-6184 or e-mail at aanguian@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

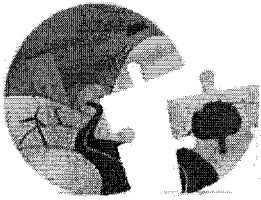
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: ROBERT NICORICI

Contact Person: ROBERT NICORICI E-Mail: robert.nicorici@gmail.com

Mailing Address: 3849 Halladay Avenue
Riverside CA 92503
City State ZIP

Daytime Phone No: (714) 630-1234 Fax No: ()

Engineer/Representative Name: LANDMARK SURVEYING & MAPPING INC.

Contact Person: DAN GOMEZ E-Mail: lndmrk@sbcglobal.net

Mailing Address: 14586 Choke Cherry Drive
Victorville CA 92392
City State ZIP

Daytime Phone No: (760) 955-4141 Fax No: (760) 955-3441

Property Owner Name: ROBERT NICORICI

Contact Person: SAM NICORICI E-Mail: SAMNIC543@GMAIL.COM

Mailing Address: 3849 Halladay Avenue, Riverside, CA 92503

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

RIVERSIDE Street 92503
City CA ZIP
State

Daytime Phone No: (714) 630-1234 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession the reof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

ROBERT NICORICI
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 342-150-017

Approximate Gross Acreage: 2.23

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of BETTY ROAD, South of MOUNTAIN AVE., East of HWY 74, West of SOPHIE ST.

SUBDIVISION PROPOSAL:

Map Schedule: G Minimum Developable Lot Size: 48,9K SQ.FT.
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 1 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NA EIR No. (if applicable): NA

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

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

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: ROBERT NICORICI

Address: 3849 HALLADAY AVENUE, RIVERSIDE, CA 92503

Phone number: 714 630-1234

Address of site (street name and number if available, and ZIP Code): BETTY ROAD, PERRIS

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 342-150-017

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date 3-23-17

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

June 29, 2017

Angel Anguiano, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Subject: Parcel Map No. 37172; APN: 342-150-017

Project Description: Proposing Schedule "H" Subdivision to create 2 parcels

Dear Angel Anguiano:

The subject project may require either water, sewer and/or recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

The project may require on-site and offsite facilities, such as water and sewer pipelines, as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On February 14, 2017, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a New Facilities Project Number WS2017-085 and Application for Service Project Number 2017-172.

To date, EMWD has not received a Work Order deposit to develop the POS, to identify on-site and offsite facilities required to serve this project.

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

MEH:emn

Attachment

Board of Directors
Randy A. ... David J. ... Joseph J. ... Philip E. ... Ronald W. ...

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 emwd.org



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 1, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Ruff
Barbara Santos

County Administrative Center
4080 Larron St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Angel Anguiano, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1267MA17
Related File No.: PM37172 (Tentative Parcel Map)
APN: 342-150-017

Dear Mr. Anguiano:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37172 (Tentative Parcel Map No. 37172), a proposal to divide 2.23 gross acres located on the northerly side of Betty Road, westerly of Sophie Street and southeasterly of State Highway Route 74 in the unincorporated community of Good Hope into two residential parcels.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The project site is located approximately 12,582 feet from the closest point on the runway. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,540 feet AMSL. The proposed building pads for Parcels 1 and 2 are at elevations of 1,562 and 1,563 feet, respectively -- more than 140 feet higher than the runway elevation. Review by the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) is not a prerequisite to the land division, but will be necessary prior to the construction of any structures at this location. Therefore, a condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES prior to issuance of building permits.

As ALUC Director, I hereby find the above-referenced projects **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

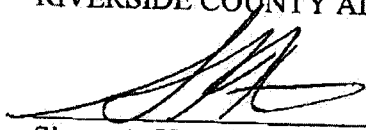
AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of the homes thereon.
4. Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

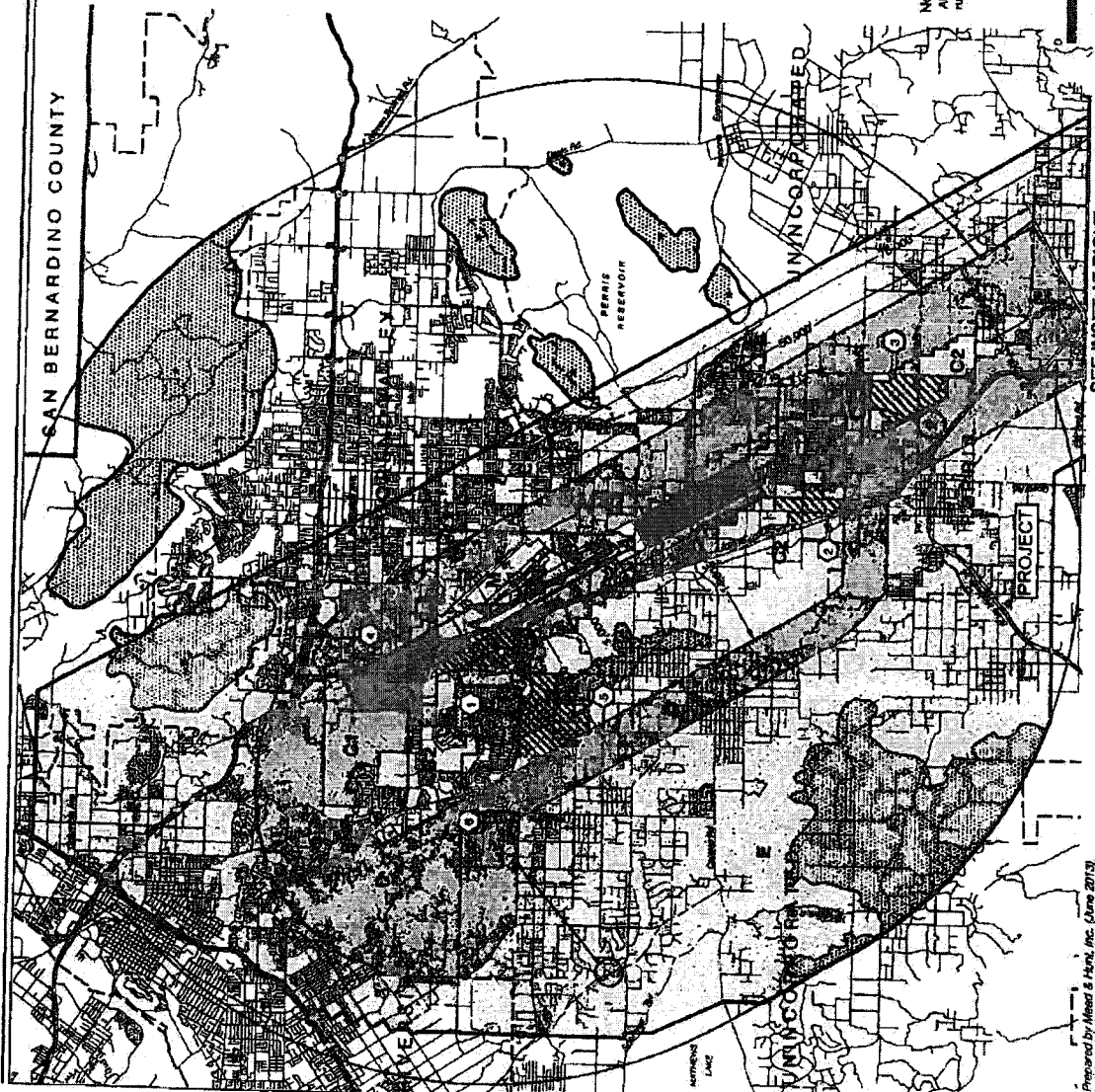
Attachments: Notice of Airport in Vicinity

cc: Robert Nicorici, Betty Road Trust/Resolute, A Nevada Co. (applicant/landowner)
Dan Gomez, Landmark Surveys (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
Pat Conatser, Perris Valley Airport
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1267MA17\ZAP1267MA17.LTR.doc

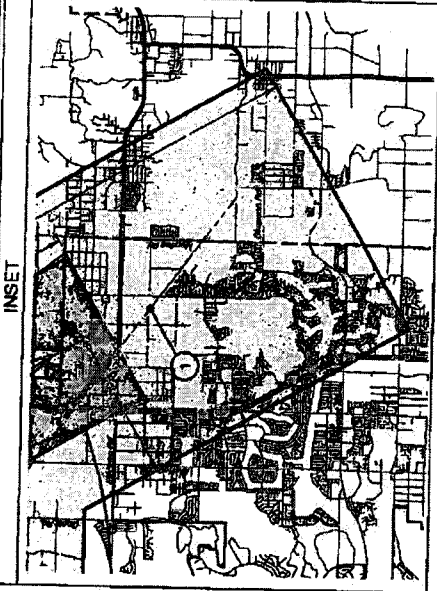
NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Sites Specific Exemptions (pending local agency commitments to development projects)
- Other Symbols:**
- ① March JPA, March Business Center/Melchior
 - ② Perris: Harvest Landing
 - ③ Perris: Park West
 - ④ Moreno Valley: Affordable Housing
 - ⑤ March JPA, Ben Clark Training Center
 - ⑥ Riverside: Ridge Crest Subdivision
- Notes:**
- ① Point at which aircraft on Runway 26 U.S. approach descend below 3,000 feet above runway end. Airport Elevation is 1,335 feet MSL.
 - ② Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from
 runway ends and centerlines.

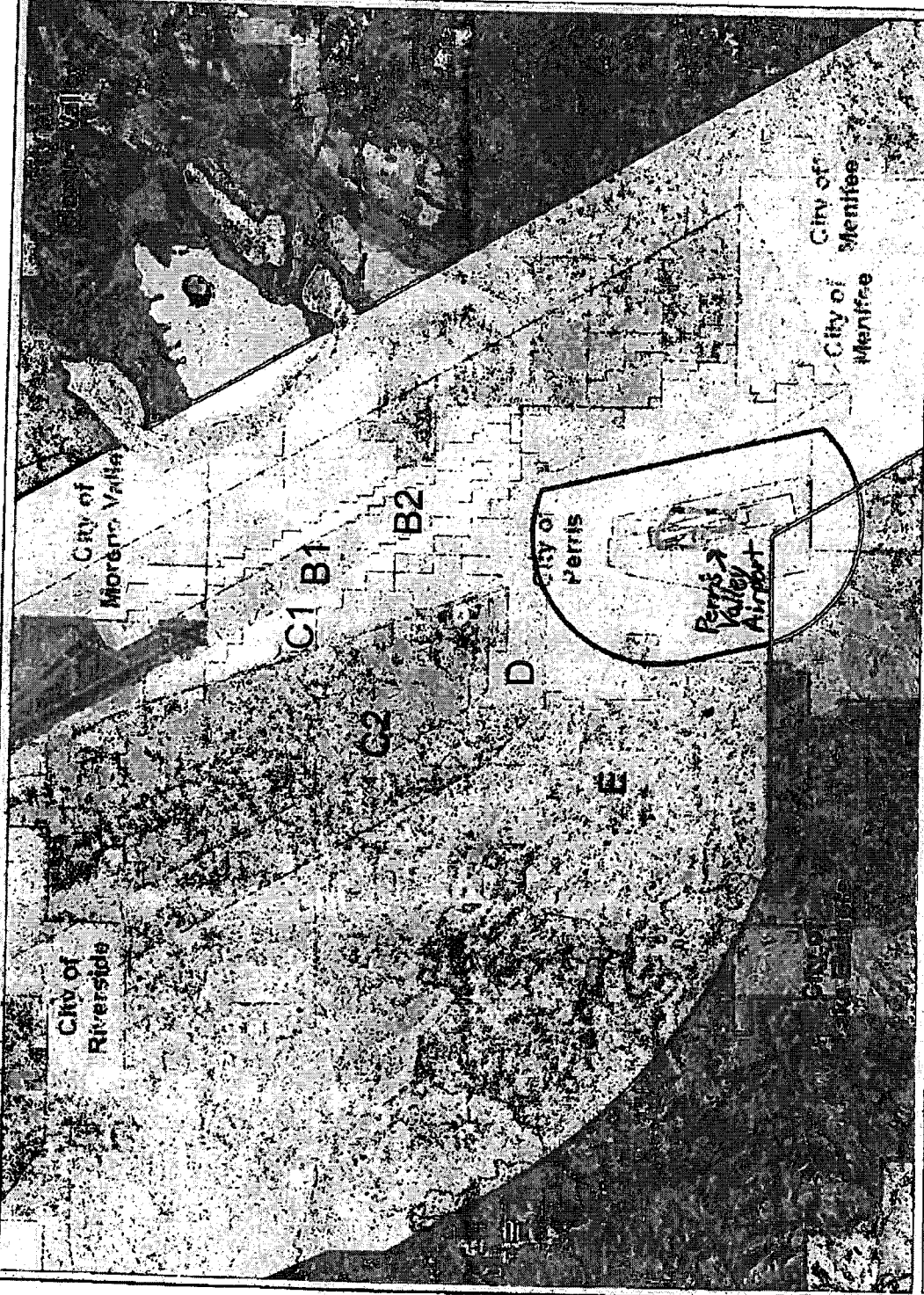


Base Map source: County of Riverside 2013

Prepared by: Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

My Map



- Legend**
- Airports
 - AIA
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT

Notes

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



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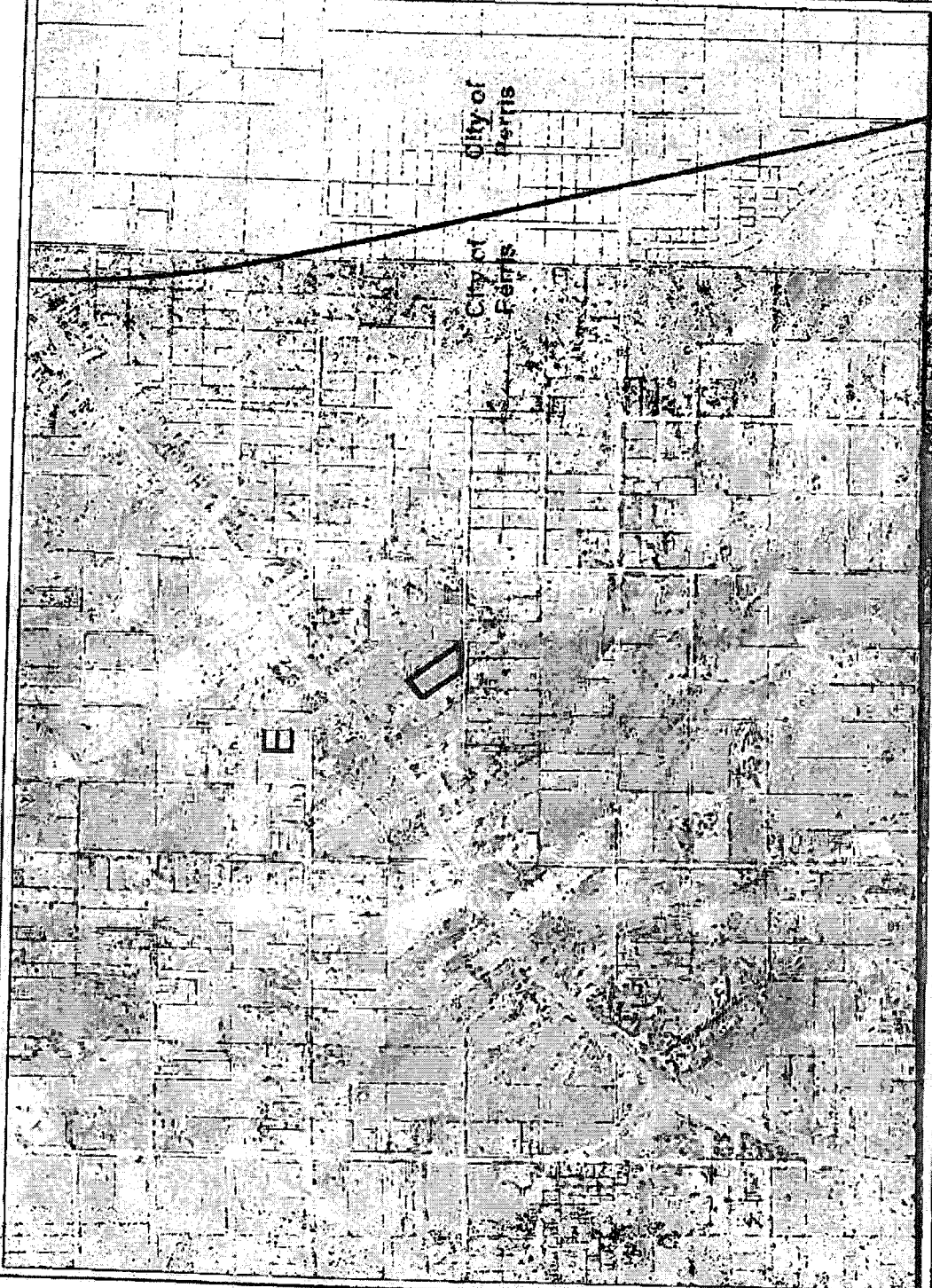
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My Map



- Legend**
- Airports
 - AIA
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT



Notes

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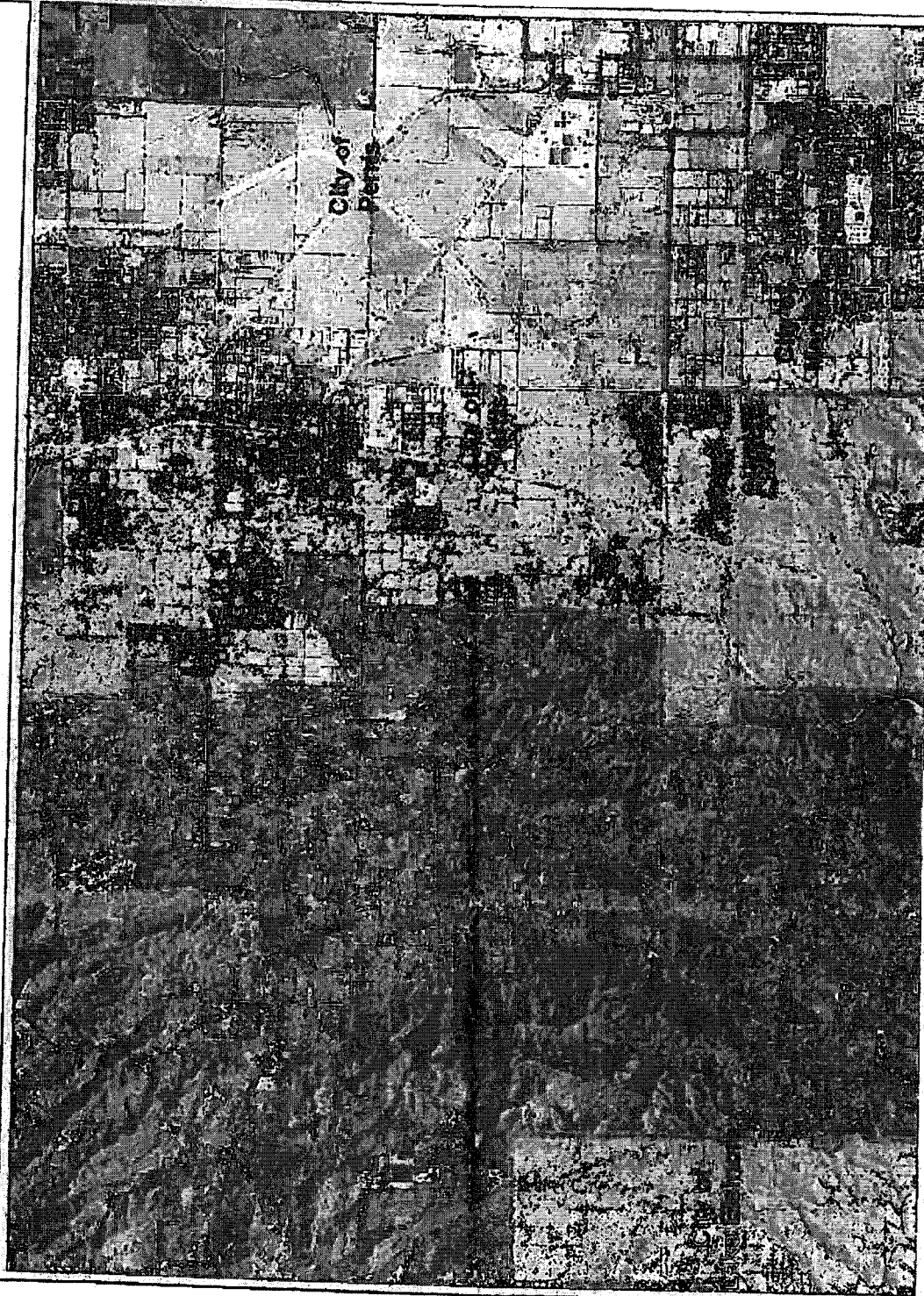


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My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

Notes

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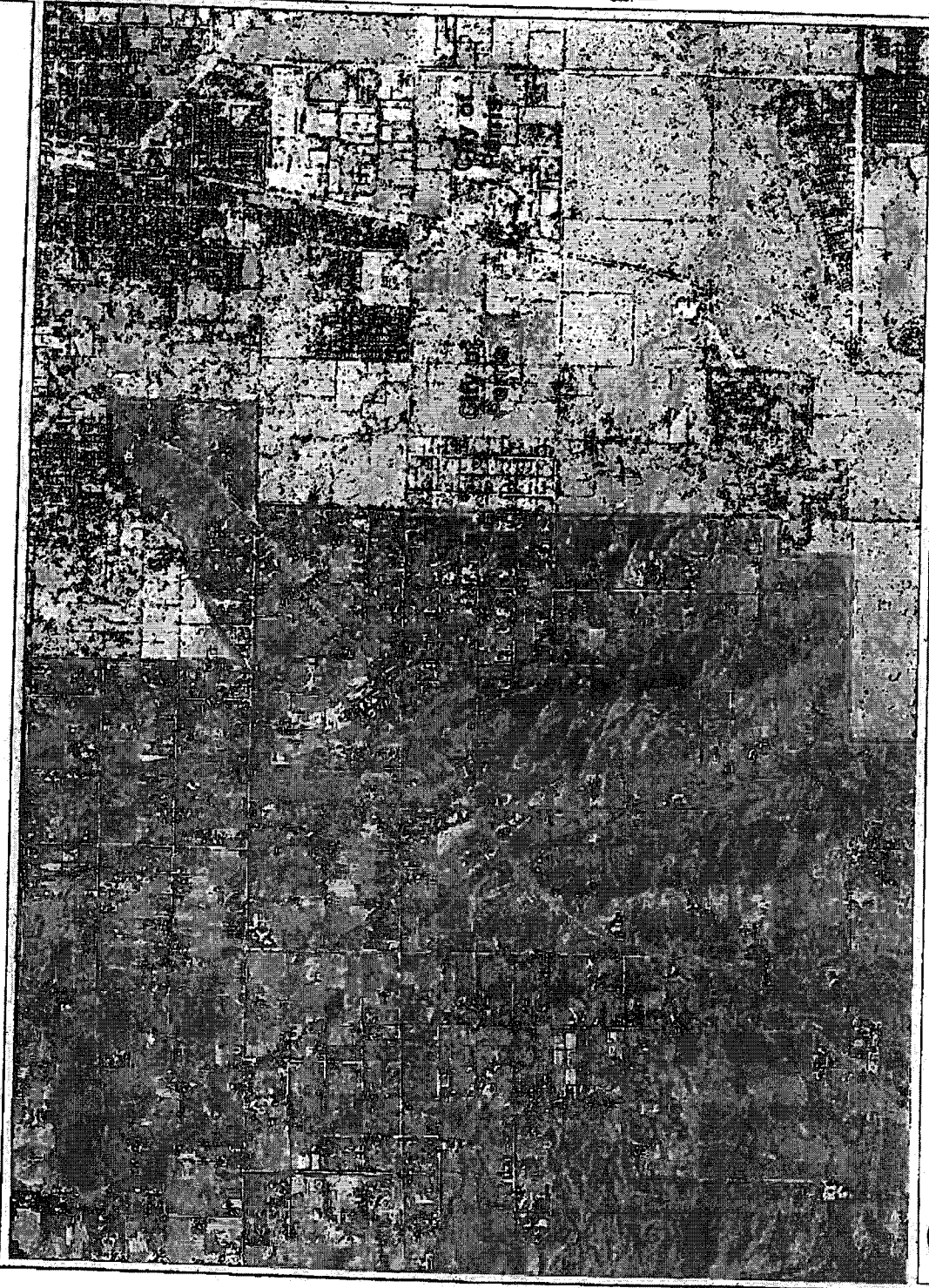
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My Map



- 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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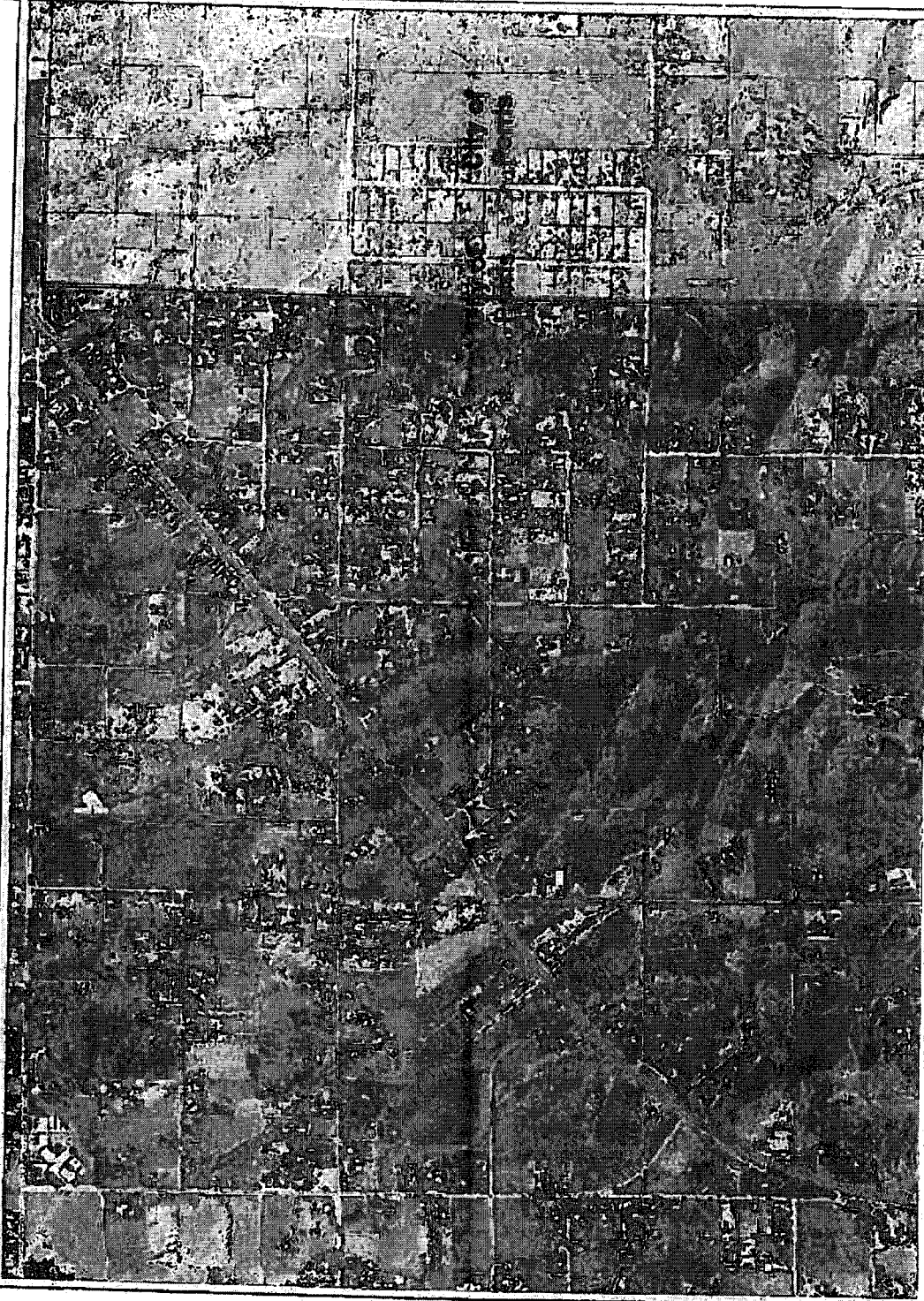
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My Map



Legend

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

Notes

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0 1,611 3,222 Feet

3,222 Feet



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My Map



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

Notes

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
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 - Rivers

Notes

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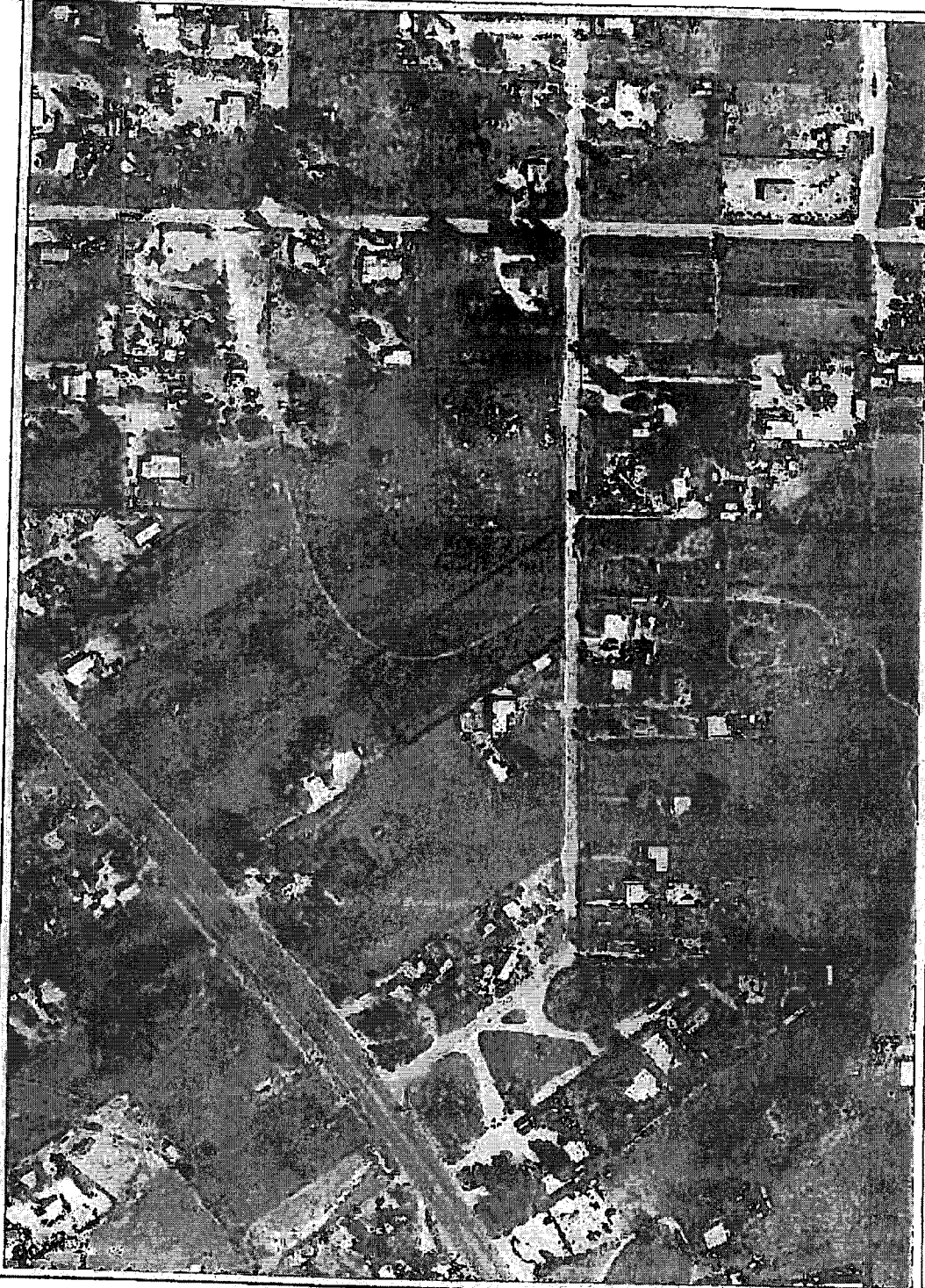
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My Map



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

Notes

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REPORT PRINTED ON... 5/23/2017 9:38:39 AM

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TENTATIVE PARCEL MAP NO. 37172

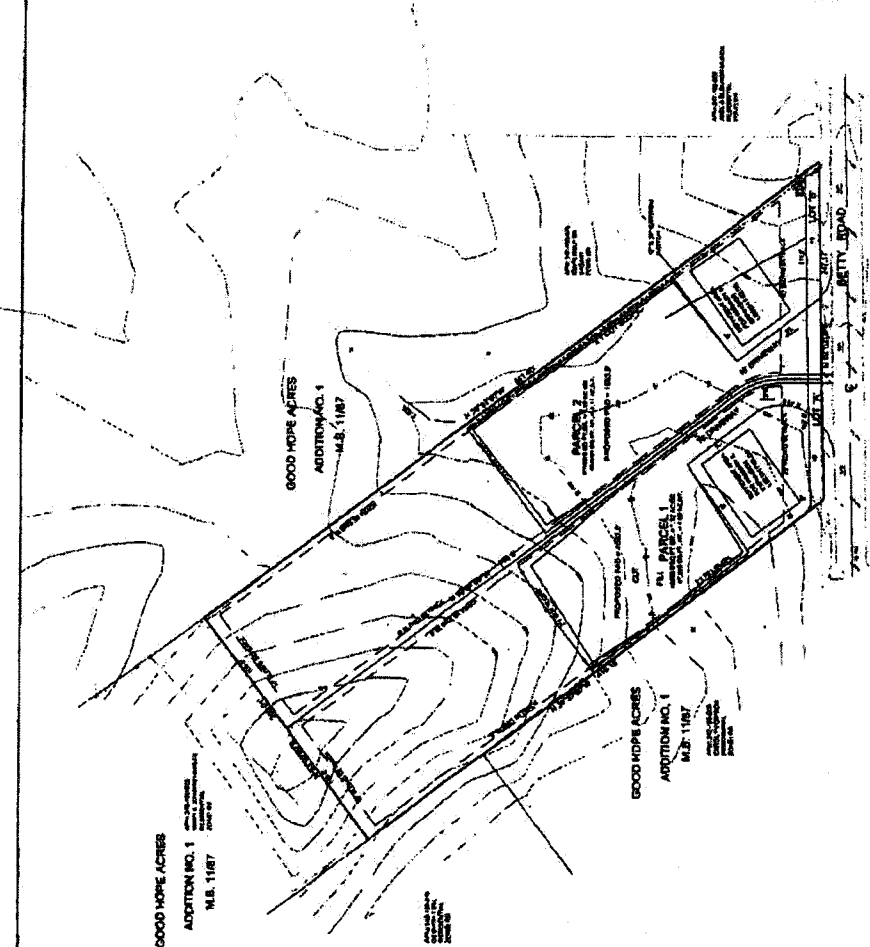
THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, PLANNING AND ZONING DEPARTMENT

THIS TENTATIVE PARCEL MAP NO. 37172, IS A MAP OF LAND IN THE COUNTY OF RIVERSIDE, CALIFORNIA, SHOWING THE PROPOSED LOTS, BLOCKS, AND PARCELS TO BE CREATED BY THE DIVISION OF LAND, COUNTY OF RIVERSIDE, CALIFORNIA, AND THE PLANNING AND ZONING DEPARTMENT, COUNTY OF RIVERSIDE, CALIFORNIA, IN ACCORDANCE WITH THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED, AND THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED, AND THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED.

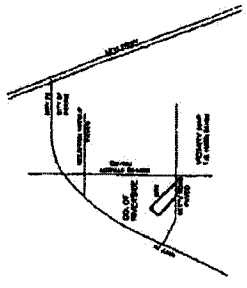
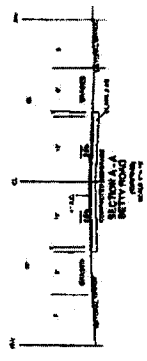
THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED, AND THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED, AND THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED.

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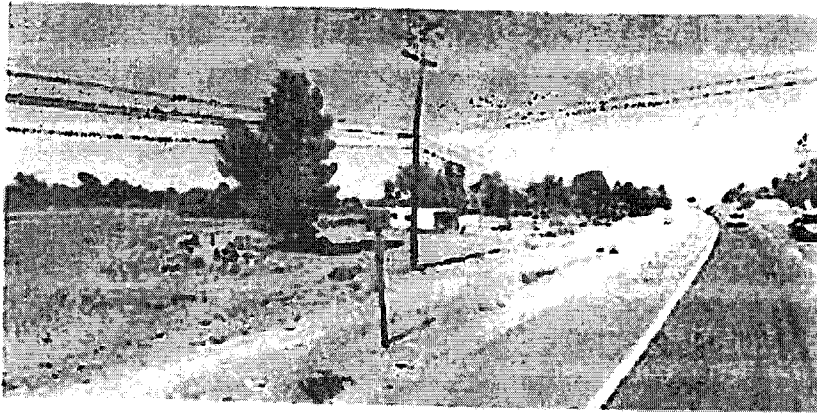
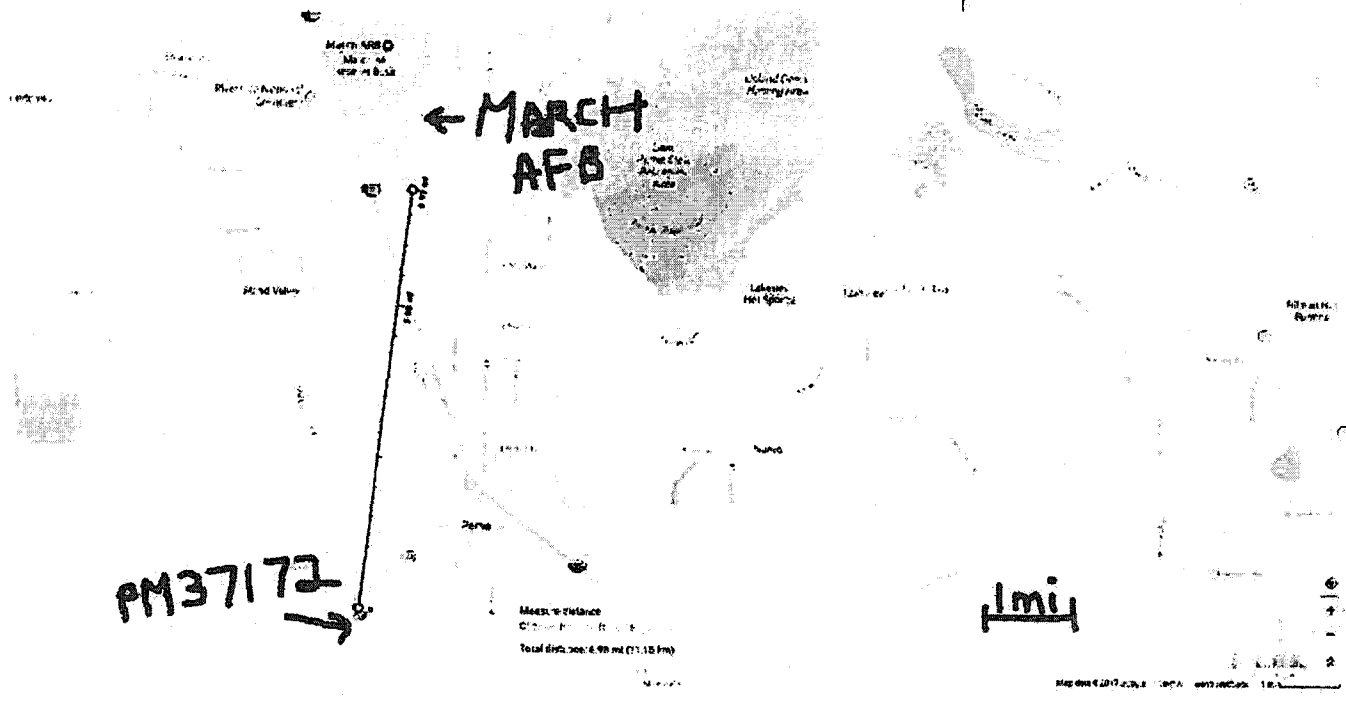
APPROVED: _____
PLANNING AND ZONING DEPARTMENT
COUNTY OF RIVERSIDE, CALIFORNIA



THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED, AND THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED, AND THE PLANNING AND ZONING ACT, CHAPTER 660, OF THE STATUTES OF 1961, AS AMENDED.

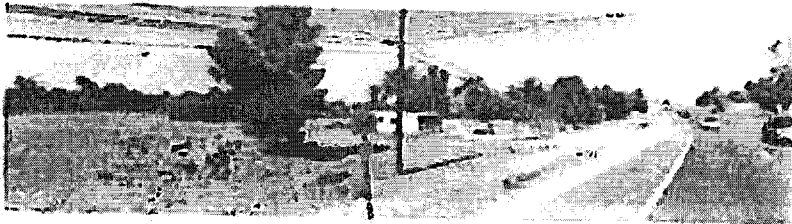


COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 37172	
	SHEET NO. 1 OF 1
LANDMARK SURVEYS ENGINEERS & ARCHITECTS 1000 N. GARDEN ST. RIVERSIDE, CALIF. 92501	PLANNING AND ZONING DEPARTMENT COUNTY OF RIVERSIDE, CALIFORNIA



Project
Relocation Slip
to Airport

CA-74
Betty Rd
Ferris, CA 92570



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 Nicorici ("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 342-150-017 ("PROPERTY"); and,

WHEREAS, on March 24, 2017, PROPERTY OWNER filed an application for Parcel Map 37172 ("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:
Mr. Robert Nicorici
3849 Halladay Avenue
Riverside, CA 92503

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.

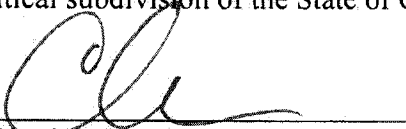
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

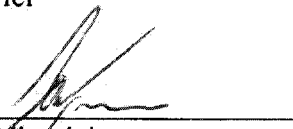
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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


By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/20/17

PROPERTY OWNER:
Robert Nicorici

By: 
Robert Nicorici
Owner

Dated: 5/26/17

FORM APPROVED COUNTY COUNSEL
BY:  6/13/17
MELISSA R. CUSHMAN DATE

ACKNOWLEDGMENT

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

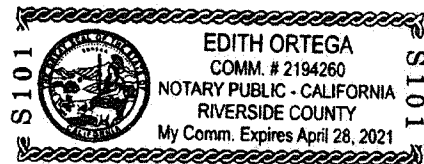
On 5/26/17 before me, Edith Ortega, Notary Public
(insert name and title of the officer)

personally appeared Robert Nicorici
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 Edith Ortega (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. 37172 – Exempt from the California Environmental Quality Act (CEQA), Section 15061 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule "H" Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: DECEMBER 18, 2017
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 Project Planner Desiree Bowdan at 951-955-8254 or e-mail at dbowie@rivco.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: Desiree Bowdan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 15, 2017,

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

APN (s) or case numbers PM37172 For

Company or Individual's Name RCIT - GIS,

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.

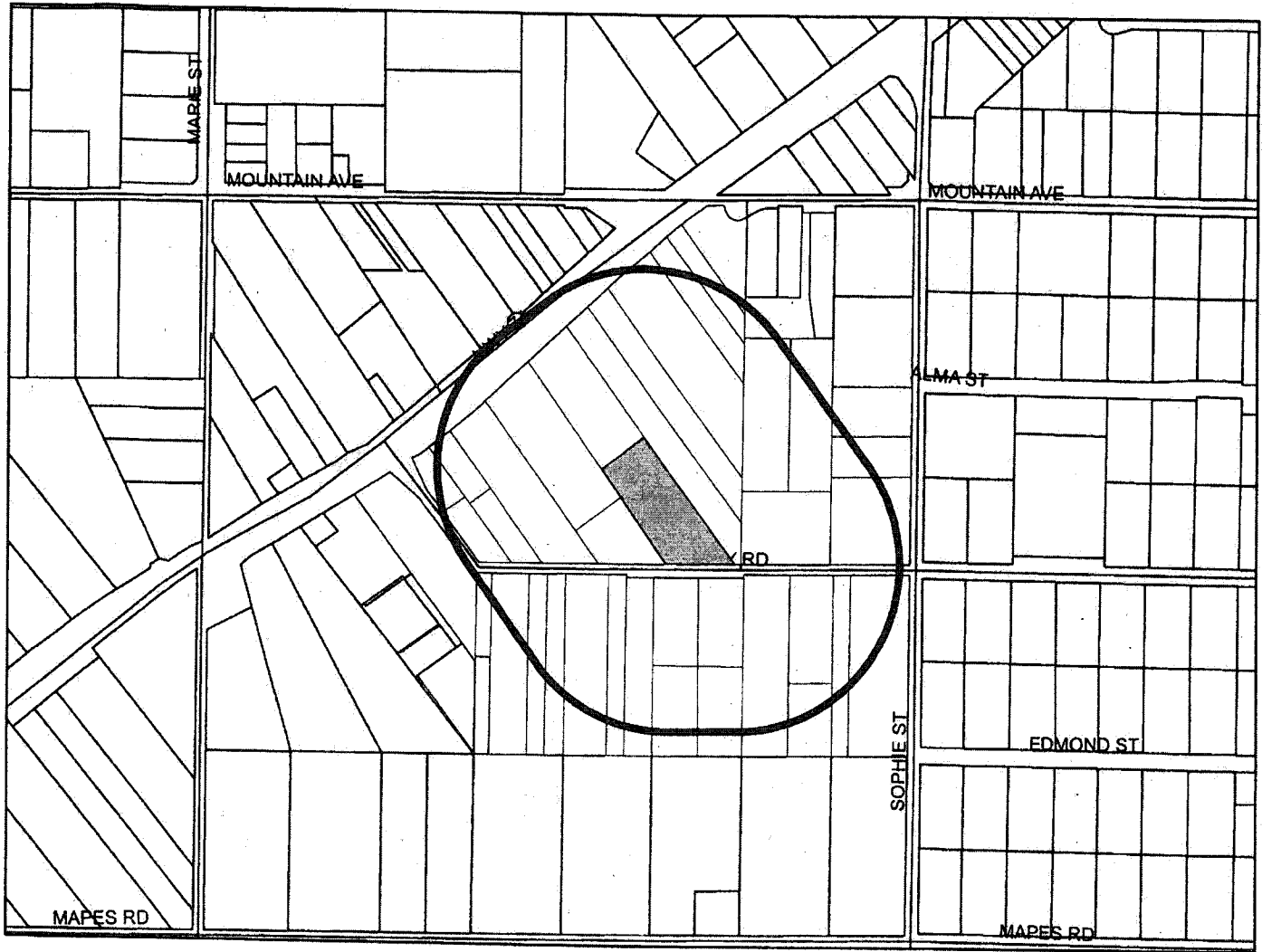
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

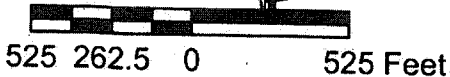
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PM37172 (600 feet buffer)



Selected Parcels

342-200-071	342-200-013	342-160-011	342-160-008	342-150-006	342-200-065	342-200-012	342-150-018	342-200-050	342-200-022
342-150-002	342-200-057	342-150-021	342-150-022	342-150-027	342-160-009	342-150-019	342-150-025	342-200-016	342-200-015
342-160-013	342-150-003	342-150-024	342-150-023	342-160-006	342-200-014	342-160-010	342-200-021	342-200-020	342-150-028
342-150-017	342-150-020	342-200-023	342-150-026	342-160-007	342-200-064	342-200-019	342-200-066	342-200-062	



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ASMT: 342150002, APN: 342150002
DEBRA THOMPSON, ETAL
32295 MISSION TRL 8 239
LAKE ELSINORE CA 92530

ASMT: 342150021, APN: 342150021
FELICIANA GOMEZ
24516 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342150003, APN: 342150003
MARIA MARTINEZ, ETAL
22720 BETTY ST
PERRIS, CA. 92570

ASMT: 342150023, APN: 342150023
JOHANN PAIGE, ETAL
C/O AMINA HASSAN
P O BOX 124
PERRIS CA 92572

ASMT: 342150006, APN: 342150006
CAROLYN GIPSON
22802 BETTY RD
PERRIS, CA. 92570

ASMT: 342150024, APN: 342150024
MARIA RODRIGUEZ
24610 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342150017, APN: 342150017
ROBERT NICORICI
3380 LA SIERRA NO 104-141
RIVERSIDE CA 92503

ASMT: 342150025, APN: 342150025
THANH LAM, ETAL
P O BOX 50635
IRVINE CA 92619

ASMT: 342150018, APN: 342150018
DESHON TEEL
24600 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342150026, APN: 342150026
MARGUERITE LE, ETAL
30 ASCENSION
IRVINE CA 92612

ASMT: 342150019, APN: 342150019
MICHAEL SOTO, ETAL
33090 ORCHARD ST
WILDOMAR CA 92595

ASMT: 342150027, APN: 342150027
ED RILES, ETAL
C/O CAROLYNE PURIFY
1054 W 78TH ST
LOS ANGELES CA 90044

ASMT: 342150020, APN: 342150020
ROBERTA VARNER
13524 MOUNTAIN DR
HESPERIA CA 92344

ASMT: 342150028, APN: 342150028
RIVERSIDE COUNTY TRANSPORTATION.COM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502



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MIGUEL SANABRIA
25631 SOPHIE ST
PERRIS, CA. 92570

ASMT: 342200012, APN: 342200012
LUCIA BUENROSTRO, ETAL
22958 MAPES RD
PERRIS CA 92570

ASMT: 342160007, APN: 342160007
THEADORIA THOMPSON
1258 BOYDEN AVE
LANCASTER CA 93534

ASMT: 342200013, APN: 342200013
RUBY WASHINGTON, ETAL
123 W 81ST ST
LOS ANGELES CA 90003

ASMT: 342160008, APN: 342160008
BRANDIE MCCORRY
2429 W 75TH ST
LOS ANGELES CA 90043

ASMT: 342200014, APN: 342200014
MIGUEL ZARAGOSA
22935 BETTY RD
PERRIS, CA. 92570

ASMT: 342160009, APN: 342160009
ELEANOR MUNOZ, ETAL
9520 SAN VINCENTE AVE
SOUTH GATE CA 90280

ASMT: 342200015, APN: 342200015
WALTER THOMAS, ETAL
2942 MIRA VISTA WAY
CORONA CA 92881

ASMT: 342160010, APN: 342160010
MYRTLE BABCOCK
24745 SOPHIE ST
PERRIS, CA. 92570

ASMT: 342200016, APN: 342200016
EVELYN RAAE NIELSEN, ETAL
22885 BETTY RD
PERRIS, CA. 92570

ASMT: 342160011, APN: 342160011
ADELINA GONZALEZ, ETAL
24675 SOPHIE ST
PERRIS, CA. 92570

ASMT: 342200019, APN: 342200019
TUYET VO
22793 BETTY RD
PERRIS CA 92570

ASMT: 342160013, APN: 342160013
LUIS LEDESMA
931 JERONIMO RD
PERRIS CA 92570

ASMT: 342200021, APN: 342200021
RASHEEDA GARNER
833 W 126TH ST
LOS ANGELES CA 90044



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THOMAS MCLURKIN, ETAL
C/O THOMAS C MCLURKIN
1837 S HAYWORTH AVE
LOS ANGELES CA 90035

ASMT: 342200066, APN: 342200066
VICENTE CABRERA
22815 BETTY RD
PERRIS, CA. 92570

ASMT: 342200023, APN: 342200023
SHIRLEY CASTILLO
22697 BETTY RD
PERRIS, CA. 92570

ASMT: 342200071, APN: 342200071
OUTREACH, ETAL
C/O MARY CAROLYN PLIES
29157 PRESTWICK RD
SUN CITY CA 92586

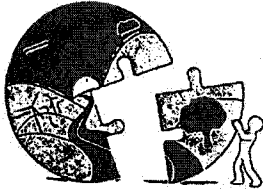
ASMT: 342200050, APN: 342200050
DOLORES HASE
21910 SAN JOAQUIN DR W
CANYON LAKE CA 92587

ASMT: 342200057, APN: 342200057
EVELYN CHATMAN
22801 BETTY RD
PERRIS, CA. 92570

ASMT: 342200062, APN: 342200062
WILLIAMS LOUIS T ESTATE OF
C/O EDWARD A TRABIN
17515 CRENSHAW BLV
TORRANCE CA 90504

ASMT: 342200064, APN: 342200064
TIMOTHY TERRY
2272 CARMELINA AVE
LOS ANGELES CA 90064

ASMT: 342200065, APN: 342200065
CYNTHIA MURILLO
22845 BETTY RD
PERRIS CA 92570



Charissa Leach P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PM37172

Project Location: In the unincorporated area of Riverside County, more specifically located Northerly of Betty Road, Southerly of Mountain Avenue, Easterly of Highway 74, and Westerly of Sophie Street.

Project Description: The Tentative Parcel Map is a Schedule H subdivision of 2.23 acres into two (2) residential parcels with a minimum of 1.11.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Robert Nicorici 3849 Halladay Ave. Riverside, CA 92503

Exempt Status: (Check one)

Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Section 15061)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: This project has been determined to be categorically exempt from CEQA, as set forth per Section 15061 (Review for Exemption). 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.

Destree Bowdan (951) 955-8254
 County Contact Person Phone Number
Destree Bowdan Urban Planner 12/18/17
 Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43011 ZCFG No. 8381 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY

FILED / POSTED
 County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder
 E-201701515
 12/18/2017 03:40 PM Fee: \$ 50.00
 Page 1 of 1

Removed: _____ By: _____ Deputy

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1703726

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

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

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

Received from: NICORICI ROBERT

\$50.00

paid by: CK 2337

paid towards: CFG06381

CALIF FISH & GAME: DOC FEE

EA43011

at parcel #:

appl type: CFG3

By

MGARDNER

Mar 24, 2017 09:27

posting date Mar 24, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org