

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



ITEM
1.2
(ID # 7994)

MEETING DATE:

Tuesday, September 25, 2018

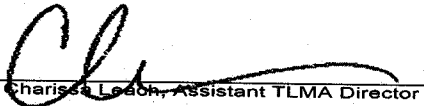
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 36798 – CEQA Exempt, Article 5 – Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a).(b).3 - Applicant/Owner: Katriina Keski Kastari – Engineer/Representative: Mark Christensen and Steve Taylor – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) – Lakeland Village Policy Area - Location: Northeast of Santa Rosa Drive, northwest of Magnolia Street, north of Grand Avenue, and south of Lake Elsinore Lake – 4.34 Gross Acres – Zoning: Controlled Development Area (W-2) and Watercourse, Watershed, & Conservation Area (W-1) – REQUEST: Tentative Parcel Map No. 36798, a Schedule H map, proposes to subdivide approximately 4.3 gross acres into two residential parcels. Parcel 1 will total 2.7 gross acres and Parcel 2 will total 1.6 gross acres. Included on Parcel 1 will be a 20 foot wide drainage easement (Lot A). Additionally, on Parcel 2 there is an existing residential dwelling (“the project”). An Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 (of 762.5 feet) to exceed four (4) times the lot width. APN: 381-100-021. [Applicant Fees 100%].

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on August 23, 2018.

ACTION: Consent



Charissa Leach, Assistant TLMA Director

9/19/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: September 25, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
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 Project was applied for on December 18, 2014. The Project was set for a Land Development Committee "LDC" meeting on January 29, 2015. Details of the project were sent to the City of Lake Elsinore in December 2014, since the project is within their sphere of influence. No comments have been received by the City of Lake Elsinore regarding the Project. After LDC, the Project has been either out for corrections or placed on "Hold" by the owner/applicant as they addressed issues pertaining to drainage, flood easements, and easements for Elsinore Valley Water District (EVWD) proposed for the Project. Originally, the Project proposed three (3) lots; after consideration of flooding issues, the owner/applicant reduced the lots to two (2). The Project's final revisions were submitted in May 2018, also indicating a change in ownership.

The project is consistent with the Lakeland Village Policy Area as the policy area designates the project site as Community Development: Medium Density Residential (CD: MDR – 2 to 5 dwelling units per acre) for the General Plan. The Zone will remain the same, Controlled Development Area (W-2) and Watercourse, Watershed, & Conservation Area (W-1).

Board Action

The Director'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 Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

Additional Fiscal Information

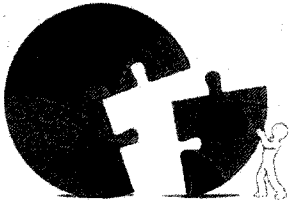
All fees are paid by the applicant. There is no General Fund obligation.

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

ATTACHMENTS:

- A. PLANNING DIRECTOR'S APPROVAL LETTER
- B. MEMO TO PLANNING DIRECTOR REGARDING OPTIONAL HEARING NOTICE
- C. OPTIONAL HEARING NOTICE FROM PUBLIC, NOT REQUESTING A HEARING
- D. DIRECTOR'S HEARING STAFF REPORT


Scott Bruckner 9/19/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 6, 2018

Steve Taylor
23905 Clinton Keith Rd.
Suite # 114-514
Wildomar, CA 92595

Katrina Keski Kastari
23905 Clinton Keith Rd.
Suite # 114-514
Wildomar, CA 92595


Christensen Surveying & Mapping
29899 Via Puesta Del Sol
Temecula, CA 92591
Attn: Mark Christensen

RE: TENTATIVE PARCEL MAP NO. 36798 (Subdivide 4.30 acres into 2 Lots)
CEQA Exempt
Regional Team: Riverside Office

On August 23, 2018, the **Riverside County Planning Department** approved the above referenced case. The Tentative Parcel Map will now proceed to the Board of Supervisors for Receive & File on their consent calendar. Once that action has been taken, A 10 day appeal letter will be sent to your attention. As indicated above, the Board's action initiates a ten (10) day appeal period during which an applicant or any interested person may file an appeal.

Sincerely,

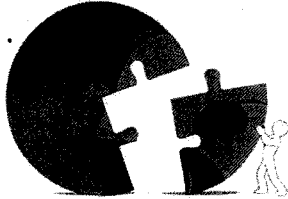
RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



Tim Wheeler, Urban Regional Planner III

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 Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 23, 2018

RE: TENTATIVE PARCEL MAP NO. 37268

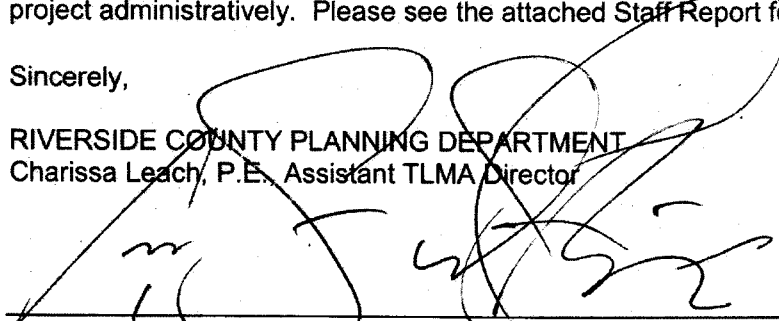
From: John Hildebrand – Principal Planner

To: Charissa Leach, P.E. – Assistant TLMA Director

Tentative Parcel Map No. 36798 proposes a Schedule H subdivision of 4.3 acres into two (2) residential parcels with parcel 1 being 2.7 acres and parcel 2 being 1.6 acres. On July 30, 2018, property owners within a 600 foot radius of the project site were provided a project notice. The notice informed property owners of the proposed Tentative Parcel Map and provided instructions for anyone wishing to comment or to request a public hearing on the project. On August 22, 2018 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Tim Wheeler, Urban Regional Planner III

cc: File

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON AUGUST 22, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

TENTATIVE PARCEL MAP NO. 36798 – Exempt from the California Environmental Quality Act (CEQA), Article 5 – Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a)(b)3 – Applicant/Owner: Katriina Keski Kastari – Engineer/Representative: Mark Christensen and Steve Taylor – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Lakeland Village Policy Area – Location: Northeasterly of Santa Rosa Drive, northwesterly of Magnolia Street, northerly of Grand Avenue, and southerly of Lake Elsinore Lake – 4.34 Gross Acres – Zoning: Controlled Development Areas (W-2) – Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** Tentative Parcel Map No. 36798, a Schedule "H" map, proposes to subdivide approximately 4.3 gross acres into two (2) residential parcels. Parcel 1 will total 2.7 gross acres and Parcel 2 will total 1.6 gross acres. Included on Parcel 1 will be a 20 foot wide drainage easement (Lot A). Additionally, on Parcel 2 there is an existing residential dwelling ("the project"). An Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 (of 762.5 feet) to exceed four (4) times the lot width. – APN: 381-100-021.

The project site address is 16410 Grand Ave.

For further information regarding this application, please contact Tim Wheeler, Project Planner, at (951) 955-6060 or e-mail at wheeler@rivco.org. The case file for the proposed application 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 Street 12th Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 21 days of the approval date.

.....
PARCEL MAP NO. 36798, (TW)

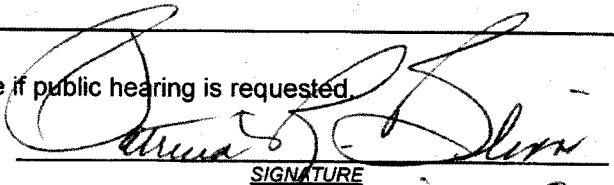
- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I understand that I will be notified of the time and date if public hearing is requested.

PATRICIA R. BLIND
PRINTED NAME

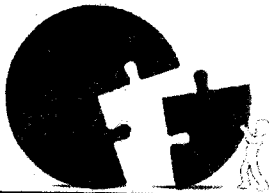
16376 Grand Ave
PRINT STREET ADDRESS

Lake Elsinore, Ca
92530


SIGNATURE

LAKE ELSINORE, CA
PRINT CITY/STATE/ZIP

92530




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 36798	Applicant(s): Katriina Keski Kastari & Steve Taylor
CEQA Exempt	Section 3.8.C	Representative(s): Mark Christensen & Steve Taylor
Area Plan:	Elsinore	
Zoning Area/District:	Lakeland Village District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	381-100-021	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 36798, a Schedule H map, proposes to subdivide approximately 4.3 gross acres into two residential parcels. Parcel 1 will total 2.7 gross acres and Parcel 2 will total 1.6 gross acres. Included on Parcel 1 will be a 20 foot wide drainage easement (Lot A). Additionally, on Parcel 2 there is an existing residential dwelling ("the project").

An Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 (of 762.5 feet) to exceed four (4) times the lot width.

The project is located northeast of Santa Rosa Drive, northwest of Magnolia Street, north of Grand Avenue, and south of Lake Elsinore Lake. The project site address is 16410 Grand Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR 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 in the staff report and the conclusion that the project will not have a significant effect on the environment; 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

APPROVE Tentative Parcel Map No. 36798, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Lake Elsinore Lake
East:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C)
South:	Community Development: Mixed Use Area (CD: MUA)
West:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C)
Existing Zoning Classification:	Controlled Development Areas (W-2) and Watercourse, Watershed, & Conservation Area (W-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Lake Elsinore Lake
East:	Controlled Development Areas (W-2) and Watercourse, Watershed, & Conservation Area (W-1)
South:	General Residential (R-3)
West:	Controlled Development Areas (W-2) and Watercourse, Watershed, & Conservation Area (W-1)
Existing Use:	Residential Dwelling
Surrounding Uses	
North:	Lake Elsinore Lake
South:	Vacant Land
East:	Residential Dwelling
West:	Residential Dwelling

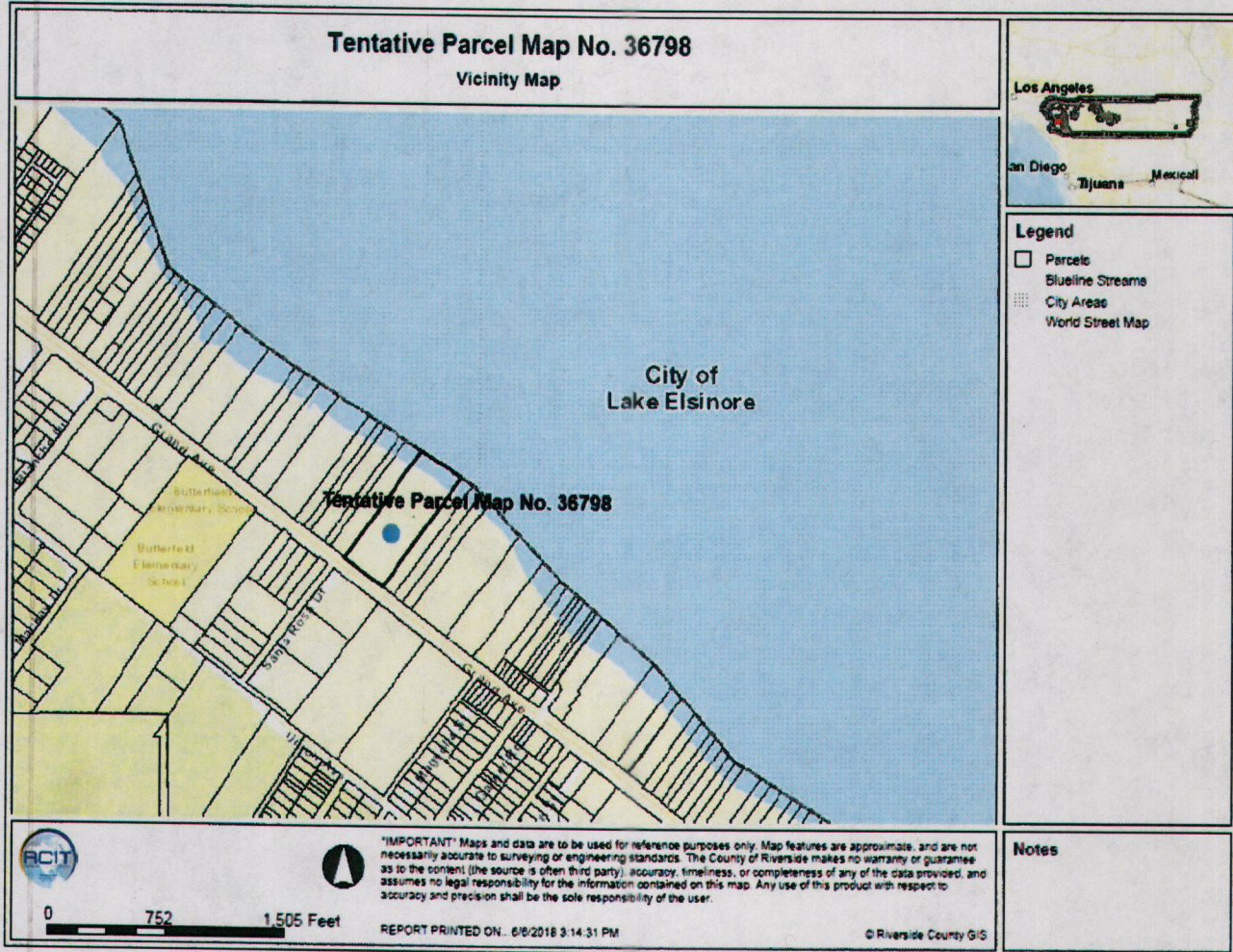
Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	4.3 gross acres	N/A
Proposed Minimum Lot Width:	Parcel 2 = 100 ft. wide	Min. lot width is 100 ft.
Proposed Minimum Lot Depth:	Parcel 1 = 737 ft. deep	Min. lot depth is 150 ft.
Proposed Minimum Lot Size:	Parcel 1 = 2.7 gross acres Parcel 2 = 1.6 gross acres	Min. lot size is 20,000 sqft.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule H	

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore Sphere of Influence
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Flood Plain Review required
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low to Very High liquefaction
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The Project was applied for on December 18, 2014. The Project was set for a Land Development Committee “LDC” meeting on January 29, 2015. Details of the project were sent to the City of Lake Elsinore in December 2014, since the project is within their sphere of influence. No comments have been received by the City of Lake Elsinore regarding the Project. After LDC, the Project has been either out for corrections or placed on “Hold” by the owner/applicant as they addressed issues pertaining to drainage, flood easements, and easements for Elsinore Valley Water District (EVWD) proposed for the Project. Originally the Project proposed three (3) lots; after consideration of flooding issues, the owner/applicant reduced the lots to two (2). The Project’s final revisions were submitted in May 2018, also indicating a change in ownership.

The project is consistent with the Lakeland Village Policy Area as the policy area designates the project site as Community Development: Medium Density Residential (CD: MDR – 2 to 5 dwelling units per acre) for the General Plan. The Zone will remain the same, Controlled Development Area (W-2) and Watercourse, Watershed, & Conservation Area (W-1).

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a) (b) 3, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project will not result in any direct improvements or physical impacts on its own. Assuming the tentative parcel map is approved and built-out in the future, the approval of the proposed tentative parcel map would only result in one (1) additional single-family residence. The project is EXEMPT under 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. Therefore, the project meets the requirements for CEQA exemption per Section 15061.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site is designated Community Development: Medium Density Residential (CD-MDR) (2 to 5 du/ac) in the Lakeland Village Policy Area. Development within this area is encouraged to be "single-family detached residences and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however intensive animal keeping is discouraged." The proposed subdivision will result in two (2) lots of 2.5 acres gross and 1.8 acres gross respectively. The subdivision is consistent with the land use designation as shown in the Lakeland Village Policy Area, the Lakeland Village Community Plan, and with all other relevant policies of this area and the overall General Plan.
2. The project site is located within the Lakeland Village Community Plan (LVCP), per GPA No. 1208, and as detailed in the Lakeland Village Policy Area (LVPA). The policy area and community plan allow for varying residential densities that can include ranges from 2 to 5 dwellings per acres up to 20 to 25 dwellings per acre. Grand Avenue runs through the length of the community (and policy area) as the only north and south roadway connecting the City of Lake Elsinore to the Cities of Wildomar & Murrieta. The existing uses along Grand Avenue is primarily single family residential properties with pockets of commercial or industrial uses scattered along Grand Avenue. This project is along Grand Avenue and it also abuts Lake Elsinore Lake. As the project proposes to only subdivide in half and still retain its existing residential use it is compatible with the existing and future development of the community, therefore the project is consistent with the LVCP and LVPA.

3. The zoning classification for the project site is Controlled Development Area (W-2) and Watercourse, Watershed, & Conservation Area (W-1).

Entitlement Findings:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing types in a single-family residential community, promoting the unique characteristics of the for the Elsinore area and moreover the Lakeland Village community. There are no specific plans within over 5 miles of the proposed project site. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance.
2. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Grand Avenue and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
3. The proposed project has been determined to be exempt from CEQA based on Section 15061, Article 5 – Preliminary Review of Projects and Conduct of Initial Study. Criteria must be met to determine whether a project falls under this exemption. It was determined that this subdivision has met the criteria of this exemption and would not cause substantial environmental damage, serious health problems or substantially and avoidable injure fish or wildlife through project design and conditions of approval.
4. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site or within a Cal Fire State Responsibility Area or Local Responsibility Area. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Grand Avenue resulting in unsafe conditions.
5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
 - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road 24 feet graded. Grand Avenue is a total of 100 foot wide, which exceeds the requirement. The proposed parcel map is consistent with these standards because there are no street improvements required.

- 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 Grand Avenue, which is has a 100 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 Grand Avenue. 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 site exists on sewer.
 - e. Per the Transportation Department, there is no street improvement plans required.
 - 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.
6. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
 7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classifications of Controlled Development Areas (W-2) and Watercourse, Watershed, & Conservation Area (W-1).

Development Standards Findings:

1. One family residence shall not exceed forty feet (40') in height. No other building or structure shall exceed fifty feet (50') in height. The project parcel currently only has one (1) building (a permitted dwelling – BRS140507). Its height is under 40 feet and will reside on lot 2. All other future buildings or structures will also need to comply with this development standard.
2. Lot size shall not be less than 20,000 square feet with the minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The project proposes parcel widths at the minimum of 100 feet wide (lot 2) or greater. However, the project's depth (at 750+/-) is four times greater than the width. Per Ordinance No. 460 Section 3.8, when lots greater than 18,000 square feet are proposed, the depth shall not exceed four times the width of the lot. The project does not meet this requirement because of the property's existing irregular dimensions due to its abutting Lake Elsinore.

Ordinance No. 460 Section 3.1.C provides an exception from the requirements of Ordinance No. 460 may be granted 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. The existing irregular dimensions of the property limits the project from meeting the ratio requirements as it borders Lake Elsinore Lake. Requiring the project to comply with the stated condition would result in either access issues along Grand Ave, intensifying the irregular property dimensions, and create a configuration different than that of the surrounding properties along Grand Ave that abut Lake Elsinore Lake. The surrounding properties near the project site have similar configurations and

irregular dimensions. By subdividing the lot, the project is complying with the minimum General Plan land use requirements of 1 acre minimum lots.

3. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. Since the project is proposing lots greater than 20,000 square feet, animals are permitted, if desired. Currently there are no animals on the existing project site.
4. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The project proposes lots of 2.5 gross acres and 1.8 gross acres respectively and has plenty of space to allow two (2) spaces per dwelling unit, as required per Section 18.12 of Ordinance No. 348.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. This project site is located within the City of Lake Elsinore Sphere of Influence. The City of Lake Elsinore notified of the project in December 2014. This project was provided to the city for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

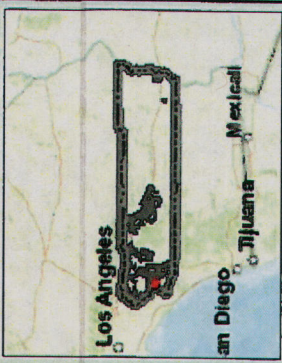
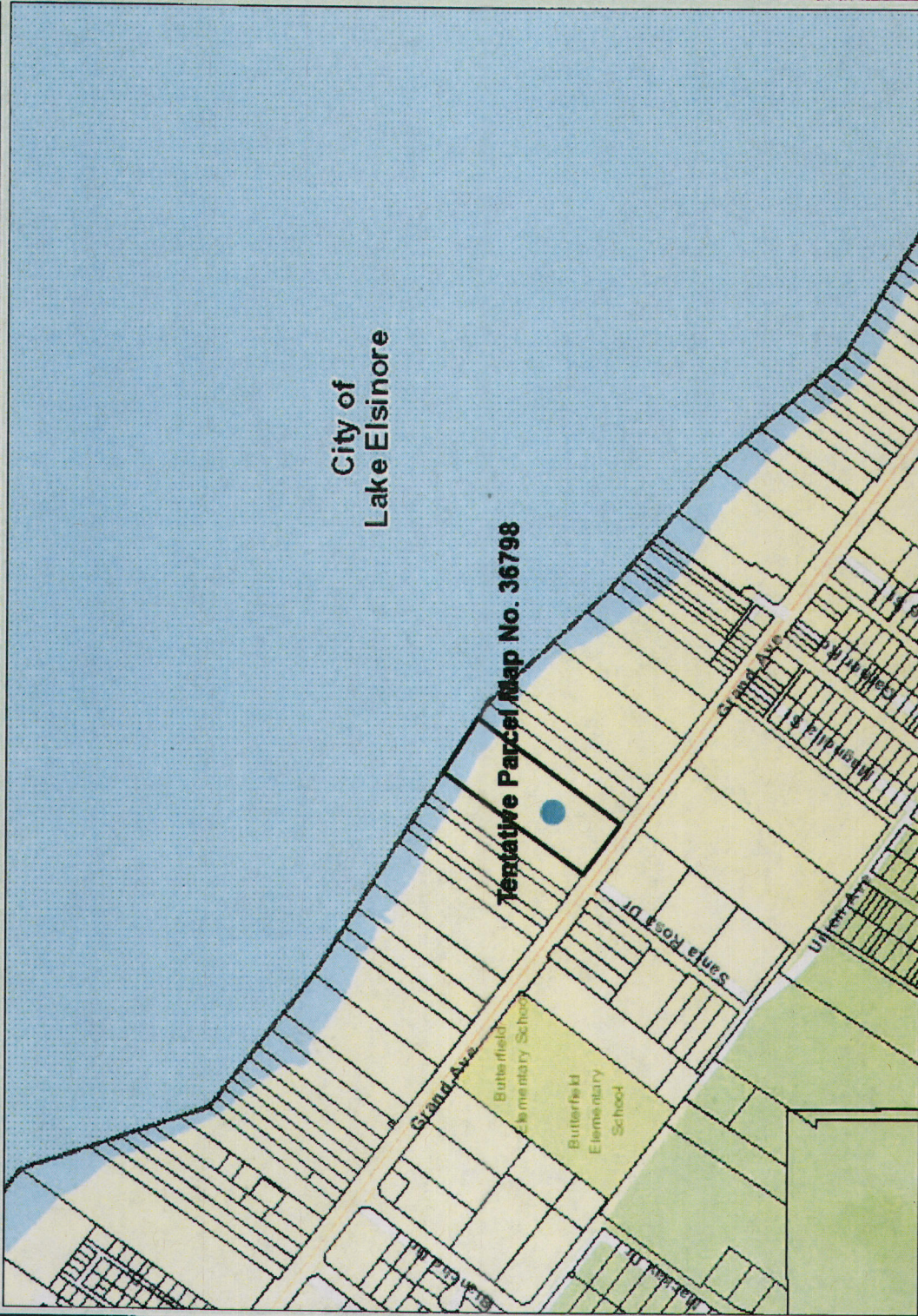
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone indicating support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 calendar days after the date of the mailing of the Planning Director's decision.

Tentative Parcel Map No. 36798

Vicinity Map



Legend

- Parcels
- Blue-line Streams
- City Areas
- World Street Map

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.

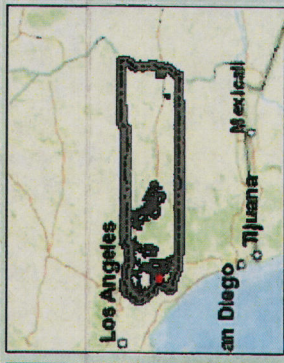


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Tentative Parcel Map No. 36798

Land Use Map



- Legend**
- Parcels
 - Blue-line Streams
 - City Areas
 - World Street Map

Notes

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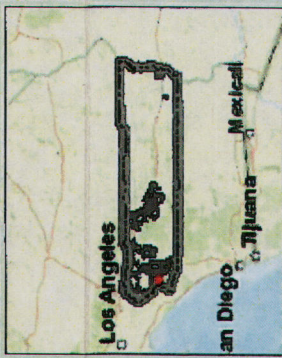
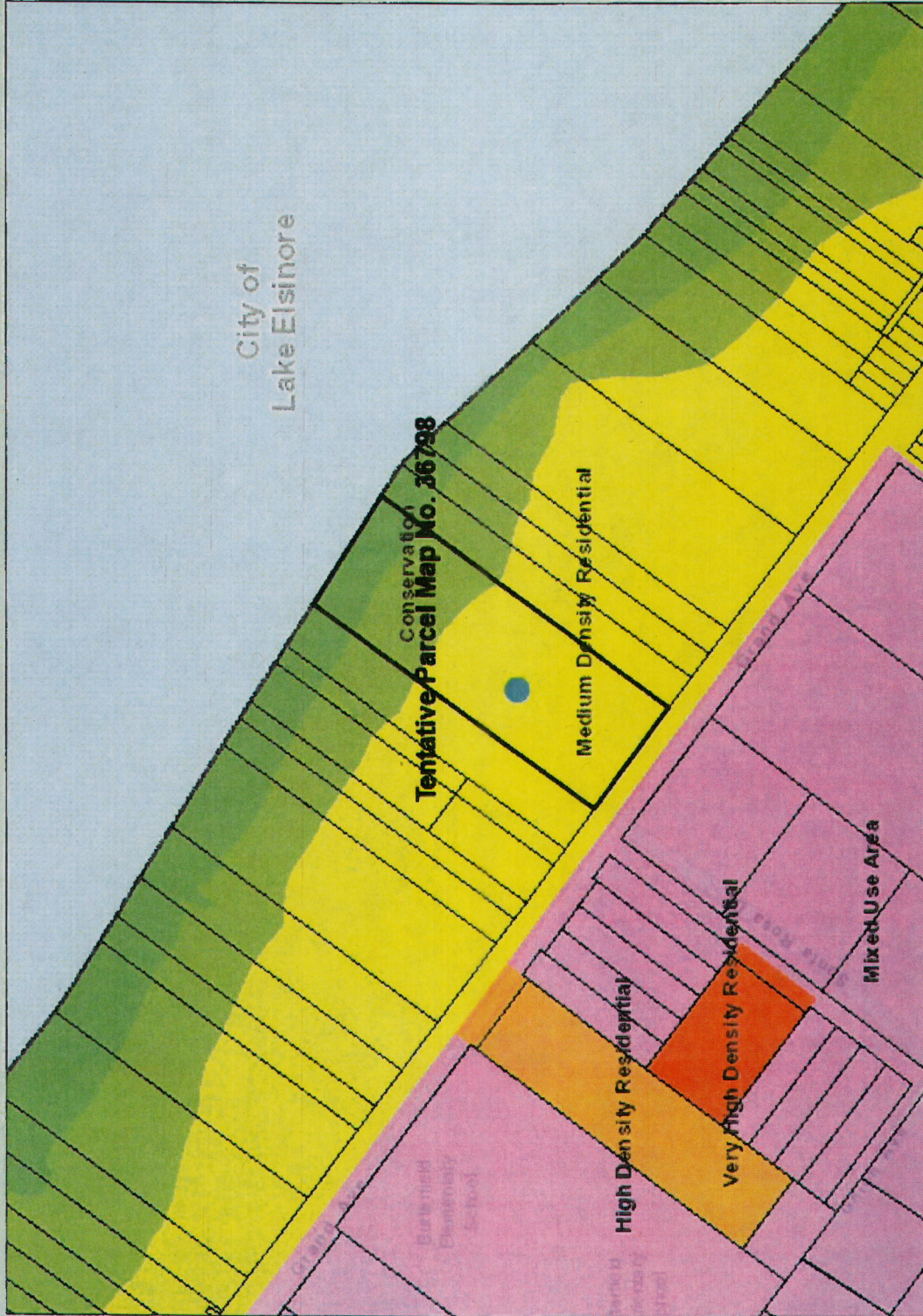
752 Feet

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Tentative Parcel Map No. 36798

General Plan Map



Legend

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

Notes

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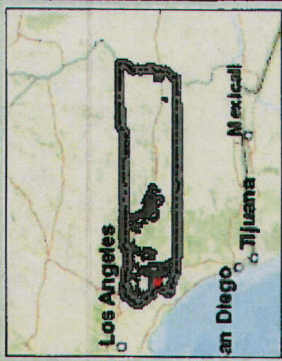
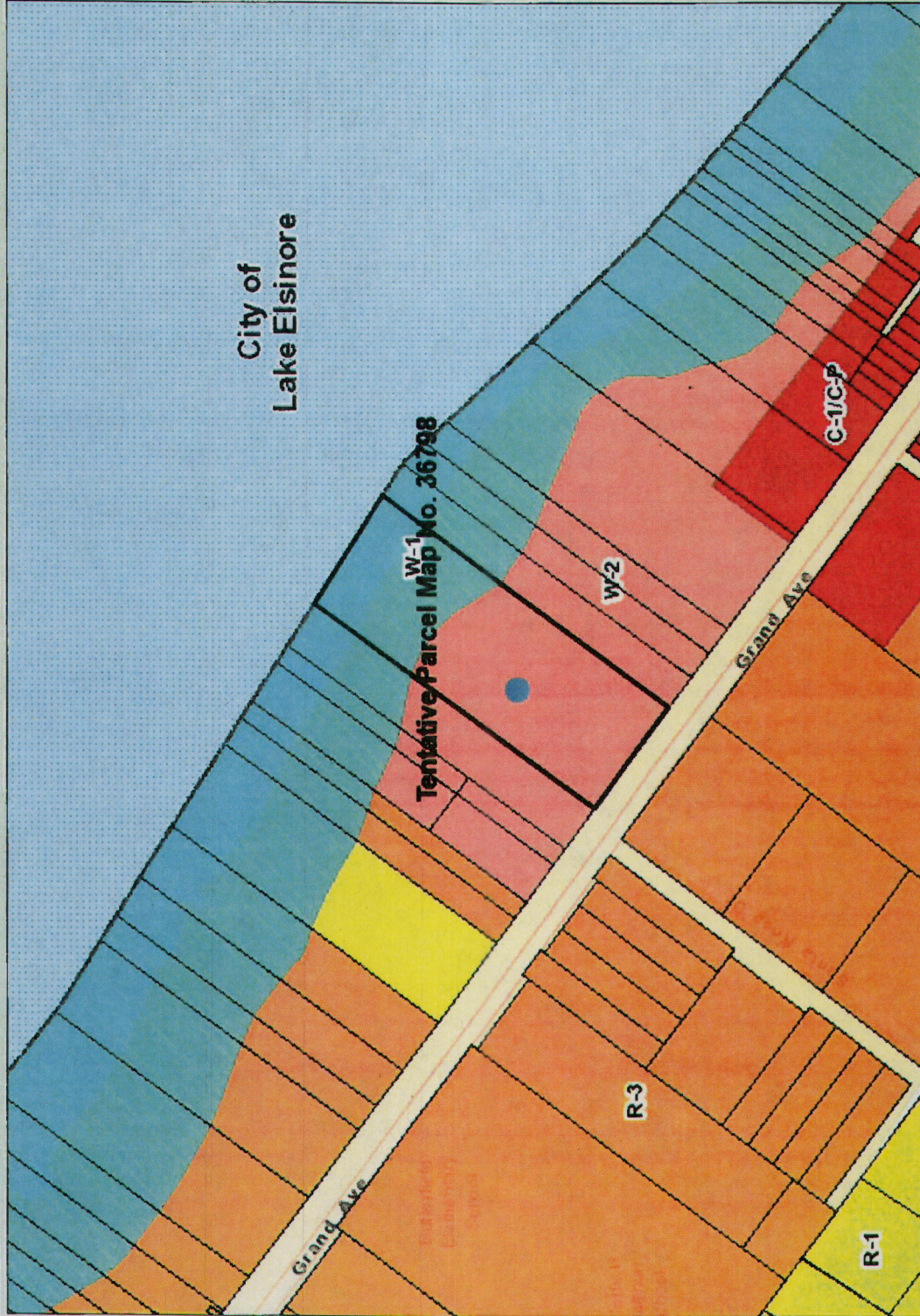
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Tentative Parcel Map No. 36798

Zoning Map

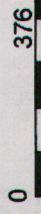


Legend

- Parcels
- Zoning**
 - OTHER ZONING
 - A-1
 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10

Notes

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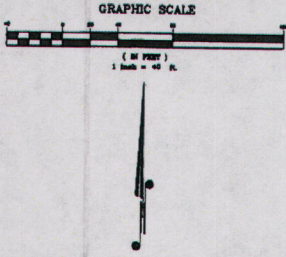
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 36798 AMENDED NO. 4, DATED 5/21/2018

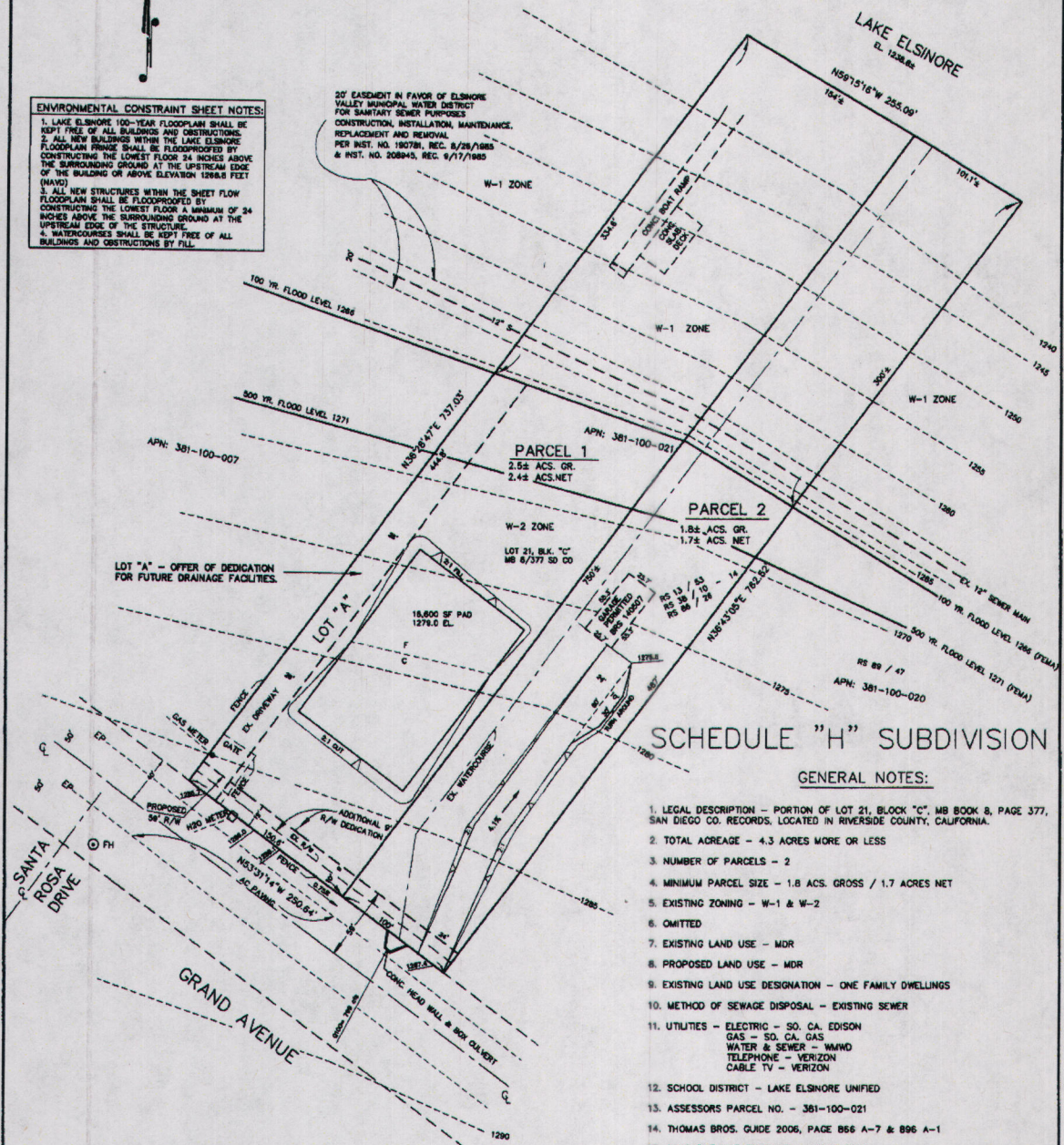
PORTION OF LOT 21, MB BOOK 8, PAGE 377, SAN DIEGO CO. RECORDS, LOCATED IN RIVERSIDE COUNTY, CALIFORNIA
T.6S., R.5W., SECTION 13.
JULY, 2014



ENVIRONMENTAL CONSTRAINT SHEET NOTES:

- LAKE ELSINORE 100-YEAR FLOODPLAIN SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
- ALL NEW BUILDINGS WITHIN THE LAKE ELSINORE FLOODPLAIN SHALL BE FLOODPROOFED BY CONSTRUCTING THE LOWEST FLOOR 24 INCHES ABOVE THE SURROUNDING GROUND AT THE UPSTREAM EDGE OF THE BUILDING OR ABOVE ELEVATION 1264.5 FT (NAVD).
- ALL NEW STRUCTURES WITHIN THE SHEET FLOW FLOODPLAIN SHALL BE FLOODPROOFED BY CONSTRUCTING THE LOWEST FLOOR A MINIMUM OF 24 INCHES ABOVE THE SURROUNDING GROUND AT THE UPSTREAM EDGE OF THE STRUCTURE.
- WATERCOURSES SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS BY FILL.

20' EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR SANITARY SEWER PURPOSES. CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR. PER INST. NO. 180781, REC. 8/28/1085 & INST. NO. 208945, REC. 9/17/1085



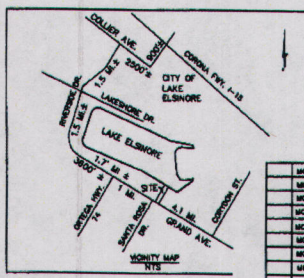
SCHEDULE "H" SUBDIVISION

GENERAL NOTES:

- LEGAL DESCRIPTION - PORTION OF LOT 21, BLOCK "C", MB BOOK 8, PAGE 377, SAN DIEGO CO. RECORDS, LOCATED IN RIVERSIDE COUNTY, CALIFORNIA.
- TOTAL ACREAGE - 4.3 ACRES MORE OR LESS
- NUMBER OF PARCELS - 2
- MINIMUM PARCEL SIZE - 1.8 ACS. GROSS / 1.7 ACRES NET
- EXISTING ZONING - W-1 & W-2
- OMITTED
- EXISTING LAND USE - MDR
- PROPOSED LAND USE - MDR
- EXISTING LAND USE DESIGNATION - ONE FAMILY DWELLINGS
- METHOD OF SEWAGE DISPOSAL - EXISTING SEWER
- UTILITIES - ELECTRIC - SO. CA. EDISON
GAS - SO. CA. GAS
WATER & SEWER - NAWMD
TELEPHONE - VERIZON
CABLE TV - VERIZON
- SCHOOL DISTRICT - LAKE ELSINORE UNIFIED
- ASSESSORS PARCEL NO. - 381-100-021
- THOMAS BROS. GUIDE 2006, PAGE B66 A-7 & B96 A-1
- TENTATIVE MAP PREPARED - JULY, 2014
- DRAINAGE FACILITIES - AS SHOWN ON MAP
- FLOOD ZONE - ZONE A
- OWNERSHIP - TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP
- SPECIFIC PLAN - NONE
- COMMUNITY SERVICE DISTRICT - LAKELAND VILLAGE
- SLOPES - NONE GREATER THAN 2:1
- GEOLOGY - WITHIN 1/2 MILE OF WOLDOMAR AND WILLARD FAULTS
- NOT WITHIN A HIGH FIRE HAZARD AREA
- SUBDIVISION TYPE - SCHEDULE "H" SUBDIVISION
- PROPERTY ADDRESS - 18410 GRAND AVE, LAKE ELSINORE, CA 92530
- COUNTY STD. NO. 93, A 59' HALF WIDTH R/W PROPOSED.
- NO EXISTING POWER POLES ON PROPERTY. ALL UTILITIES PROPOSED WILL BE UNDERGROUND.

FURTHER REVISIONS

MARK	DATE	REVISIONS	APPROVAL
MC	3/2/18	CHANGED ZONING	
MC	3/2/18	ADDED PROPERTY LINE OF R/W ON PCL. 2 TO ENCOMPASS DRAINAGE CANAL	
MC	3/2/18	ADDED 10' OF COMMON R/W ON PCL. 2 WITH ADDED EASEMENT	
MC	3/2/18	REMOVED ADDITIONAL DEDICATION FROM 'A' (SHOWN HERE)	
MC	1/21/18	REMOVED 3 PARCELS TO 2 - AMENDERS NO. 3	
MC	1/21/18	ADDED LOT "A" - 30' FUTURE DRAINAGE	
MC	1/21/18	OMITTED 30' DRAINAGE EASEMENT	
MC	1/21/18	ADDED 4 PLATTED 600 YEAR FLOOD ELEVATION	
MC	3/2/18	PLOTTED WATERCOURSE AND ADDED ENVIRONMENTAL CONSTRAINT SHEET NOTES	



OWNER:
KATHARINA BELSKO KASTAR
3300 CLAYTON KEITH RD.
STE. 116-814
MILSBARK, CA 92590
951-961-5681

APPLICANT:
STEVEN TAYLOR
3300 CLAYTON KEITH RD.
STE. 116-814
MILSBARK, CA 92595
951-961-5681

TPM 36798

APN: 381-100-021

PROPERTY ADDRESS:
18410 GRAND AVE.
LAKE ELSINORE, CA 92530

MARK	DATE	REVISIONS	APPROVAL
MC	8/18/18	CASE, PW 28789, DATE, 12/29/14 PLANNED II CONFORMANCE	
MC	8/18/18	ADDED REFORVANCE EASEMENT	
MC	8/18/18	ELEVATED HOUSE ON PCL. 2 DEMOLISHED	
MC	8/18/18	ADDED GRASSY PAD TO PCL. 2	
MC	8/18/18	INCREASED OPENSPACES TO 4' WITHIN	
MC	8/18/18	ADDED 14' ADDITIONAL BERTH OF BAY	
MC	8/18/18	SHOW DAMAGE TO BE PERMITTED BDR 14087	
MC	8/18/18	SELECTED PAD ON PCL. 3, ADDED FIRE TURN AROUND	
MC	8/18/18	CHANGED 100 YR. FLOOD LEVEL, ADDED 0100 TO ELEMENT	
MC	8/21/18	INCREASED PARCEL 2 FRONTAGE TO 100'	

MAP PREPARED BY:
CHRISTENSEN SURVEYING & MAPPING, INC.
20899 VIA PUESTA DEL SOL
TEMECULA, CA 92591
(951) 676-5012



















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

Juan C. Perez
Agency Director



07/27/18, 11:45 am

PM36798

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36798. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 36798, a Schedule H map, proposes to subdivide approximately 4.3 gross acres into two residential parcels. Parcel 1 will total 2.7 gross acres and Parcel 2 will total 1.6 gross acres. Included on Parcel 1 will be a 20 foot wide drainage easement (Lot A). Additionally, on Parcel 2 there is an existing residential dwelling ("the project").

An Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 (of 762.5 feet) to exceed four (4) times the lot width.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines:
 - Lakeland Village & Wildomar Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP:

Tentative Parcel Map No. 36798, dated August 20, 2018.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification**

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - California Building Code (CBC)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 2 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 3 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 4 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 5 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

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

E Health

E Health. 1 0010-E Health-USE - WATER AND SEWER SERVICE

Parcel Map No. 36798 is proposing potable water service from EVMWD and sanitary sewer service from EVMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

ADVISORY NOTIFICATION DOCUMENT**Fire**

Fire. 1 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW
Applicant or developer will need to provide proof that there exists a water system capable of providing the required fire flow in accordance with the California Fire Code, current edition.

Fire. 2 0010-Fire-MAP*-#16-HYDRANT/SPACING

Schedule H fire protection: approved standard fire hydrant(s) (6"x4"x2 1/2") shall be located within 400 feet of all structures. Minimum required fire flow shall be in accordance with the California Fire Code, current edition

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 05/07/18 BBID: 345-918-480

Parcel Map (PM) 36798 is a proposal to subdivide 4.3 acres into 2 residential lots in the Lake Elsinore area. The site is located on the north side of Grand Avenue at Santa Rosa Drive. The property's current zoning designation is Watercourse, Watershed, and Conservation Areas (W-1) and Controlled Development Areas (W-2).

The entire parcel is within the 100-year floodplain limits as delineated on Panel Number 06065C-2038G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The flooding is caused by two sources and we shall discuss the source and proposed mitigation in turn.

The first source is Lake Elsinore itself, which during a 100-year flood event can rise to elevation 1265.8 feet (NAVD88) and cover the eastern third of the property. This area shall be delineated as "Lake Elsinore 100-year floodplain" on the environmental constraint sheet with an accompanying note that states, "Lake Elsinore 100-year floodplain shall be kept free of all buildings and obstructions."

As the shoreline of Lake Elsinore is subject to wave action, the area between Lake Elsinore's 500-year floodplain limit and its 100-year floodplain limit should be delineated as "Lake Elsinore floodplain fringe" on the environmental constraint sheet with an accompanying note that states, "All new buildings within the Lake Elsinore floodplain fringe shall be flood-proofed by constructing the lowest floor 24 inches above the surrounding ground at the upstream edge of the building or above elevation 1268.8 feet (NAVD88), whichever is greater."

The other source is a 410-acre watershed in the hills to the southwest, which can cross Grand Avenue anywhere between the 48-inch culvert that discharges directly onto the

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 1 FLOOD HAZARD REPORT (cont.)
property and the low-flow dip-crossing about 100 feet north of the property. This sheet flow runoff can affect the entire site. Therefore, the property between Grand Avenue and the Lake Elsinore 500-year floodplain limit shall be delineated as "Sheet flow floodplain" on the environmental constraint sheet with an accompanying note that states, "All new structures within the Sheet Flow floodplain shall be flood-proofed by constructing the lowest floor a minimum of 24 inches above the surrounding ground at the upstream edge of the structure."

Finally, the watercourse that conveys the discharge from the 48-inch culvert shall be delineated on the environmental constraint sheet with an accompanying note that states, "Watercourses shall be kept free of all buildings and obstructions by fill."

Planning

Planning. 1 0010-Planning-All-MAP - Cause for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Planning. 2 0010-Planning-MAP - EXISTING SECOND UNITS

Per section 18.18 of Riverside County Ordinance No. 348, any second unit permitted on this land division cannot be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit.

Planning. 3 0010-Planning-MAP - GEO02490 APPROVED

County Geologic Report GEO No. 2490, submitted for the project PM36798, APN 381-100-021-2, was prepared by La Cresta Geotechnical Incorporated, and is titled; "Geotechnical Investigation, Tentative Parcel Map No. 36798, 16410 Grand Avenue, APN No. 381-100-021-2, Riverside County, California," dated April 11, 2016. In addition, La Cresta Geotechnical Incorporated has submitted the following document: "Tentative Parcel Map No. 36798, County Geologic Report No. 2490, Response to Review Comments dated April 26, 2016, transmitted by TLMA - Planning, May 12, 2016. This document is herein incorporated in GEO02490. GEO02490 concluded: 1. Based on a review of aerial photography, geologic reports

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - GEO02490 APPROVED (cont.)
in the site vicinity, and onsite geologic mapping, the site is not located within an Earthquake Fault Zone or Riverside County Fault Zone, and no fault lineaments were observed on or directed at the subject site. 2. The potential for liquefaction at this site is considered low based on the absence of shallow groundwater and the density of the soils at depth. 3. Due to the presence of dense older alluvium underlying the site, seismic and static differential settlement is considered negligible in the span of 40 feet. 4. The site has a 100-year flood elevation of 1263.3' (FEMA). Proposed pad elevations are 1277' and 1290'. We do not feel that flooding hazard is therefore a threat to the proposed development. GEO02490 recommended: 1. Site preparation should begin with the demolition and removal of deleterious material, underground utilities, construction debris and vegetation. 2. The upper two feet of the Older Alluvium is considered unsuitable in its present condition for support of structural loads or new fill and will require removal, moisture conditioning, and compaction. 3. After removals of surficial soils, the exposed ground surface should be scarified, moisture conditioned to slightly above optimum moisture content, and compacted. 4. Over-excavation of the pad areas should extend laterally from the building footprint a distance equal to the depth of removal below foundation grade or a minimum of five feet, whichever is greater.

GEO No. 2490 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2490 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-MAP - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d) Under the following conditions, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. (1) The MLD identified fails to make a recommendation; or (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 5

0010-Planning-MAP - LOW PALEO RESOURCES

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

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 5 0010-Planning-MAP - LOW PALEO RESOURCES (cont.)
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 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-MAP - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 9

0010-Planning-MAP*- MAP ACT COMPLIANCE

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.

Planning. 10

0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Controlled Development Areas (W-2) and Watercourse, Watershed, & Conservation Area (W-1) zones.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11

0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

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.

Planning. 12

0020-Planning-MAP*- EXPIRATION DATE

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.

Planning-All

Planning-All. 1

0010-Planning-All-MAP - HOLD HARMLESS

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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

0010-Planning-All-MAP - HOLD HARMLESS (cont.)

thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD-EPD - FLOOD ZONE PERMITS

PRIOR TO THE ISSUANCE OF ANY PERMITS FOR ANY DEVELOPMENT WITHIN THE 100 YEAR FLOOD ZONE OR ANY WATERS UNDER THE JURISIDCTION OF THE STATE OF CALIFORNIA OR U.S. ARMY CORPS OF ENGINEERS THE APPLICANT MUST CONSULT WITH ALL RESPONSIBLE AGENCIES AND OBTAIN CLEARANCE FOR DEVELOPMENT.

Transportation

Transportation. 1

0010-Transportation-MAP - DRAINAGE 1

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

Transportation. 2

0010-Transportation-MAP - DRAINAGE 2

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

ADVISORY NOTIFICATION DOCUMENT**Transportation**

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2 (cont.)
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.

Transportation. 3 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 4 0010-Transportation-MAP - TS/EXEMPT

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2

0010-Waste Resources-MAP - LANDSCAPE PRACTICES

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

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

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

Plan: PM36798

Parcel: 381100021

50. Prior To Map Recordation

Fire

050 - Fire. 6 0050-Fire-MAP* -#59-ECS-HYDR REQUIR Not Satisfied

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

050 - Fire. 7 0050-Fire-MAP* -#70-ECS-ADDRESS Not Satisfied

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

Flood

050 - Flood. 1 SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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."

050 - Planning. 2 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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.

050 - Planning. 3 0050-Planning-MAP - FEE BALANCE Not Satisfied

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.

Plan: PM36798

Parcel: 381100021

50. Prior To Map Recordation
Planning

050 - Planning. 4 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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.

050 - Planning. 6 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 (CSA 152) which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 7 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Controlled Development Areas (W-2) and Watercourse, Watershed, & Conservation Area (W-1) zones, 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.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Plan: PM36798

Parcel: 381100021

50. Prior To Map Recordation

Regional Parks and Open Space

050 - Regional Parks and Open Sp 0050-Regional Parks and Open Space-MAP - OFFER OF DEDICATION Not Satisfied

The applicant shall offer the County of Riverside Parks & Open Space District for dedication thirty (30) foot Right-Of-Way easement for a combination trail along Grand Avenue. Improvements are not required at this time, however these multi-use trails will be a part of the street scape of important roads in the community.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Grand Avenue and so noted on the final map, with the exception of one 24' access opening for parcel 2 and one 40' access opening for parcel 1.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied

A common reciprocal access driveway to provide access for parcel 2 shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 40 foot full-width (20' on parcel 1 side and 20' on parcel 2 side) by 30' deep as directed by the Director of Transportation.

050 - Transportation. 2 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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

050 - Transportation. 3 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Grand Avenue shall be dedicated for public use to provide for a 59 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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.

Plan: PM36798

Parcel: 381100021

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

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.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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.

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.

Plan: PM36798

Parcel: 381100021

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 10 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 11 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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.

Plan: PM36798

Parcel: 381100021

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT (cont.) Not Satisfied

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.

Flood

060 - Flood. 1 ELEVATE FINISHED FLOOR Not Satisfied

The finished floor of new structures within the "Lake Elsinore floodplain fringe" shall be constructed a minimum of 24 inches above the highest adjacent ground measured at the upstream edge of the structure or above elevation 1268.8 feet (NAVD88), whichever is greater. Any mobile home/pre-manufactured structure shall be placed on a permanent foundation.

The finished floor of new structures within the "Sheet flow floodplain" shall be constructed a minimum of 24 inches above the highest adjacent ground measured at the upstream edge of the structure. Any mobile home/pre-manufactured structure shall be placed on a permanent foundation.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

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

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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.

060 - Planning. 3 0060-Planning-MAP - P-33-024169 AVOIDANCE Not Satisfied

Site(s) P-33-024169 shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist and Project Supervisor shall fence off P-33-024169, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety.

Plan: PM36798

Parcel: 381100021

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont.) Not Satisfied

The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

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.

060 - Planning. 6 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

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.

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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.

Plan: PM36798

Parcel: 381100021

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (cont.) Not Satisfied

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.
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.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner /applicant shall be required to submit two copies of the WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Plan: PM36798

Parcel: 381100021

70. Prior To Grading Final Inspection

Regional Parks and Open Space

070 - Regional Parks and Open Sp 0070-Regional Parks and Open Space-MAP - BUTTERFIELD OVERLAN Not Satisfied

The applicant shall provide a marker for the historical trial Butterfield Overland Mail Route which runs in front of the property. The detail is referenced in the Temescal Valley Design Guidelines Exhibit 29. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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.

Plan: PM36798

Parcel: 381100021

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

Fire

080 - Fire. 1 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

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

Flood

080 - Flood. 1 ELEVATE FINISHED FLOOR Not Satisfied

The finished floor of new structures within the "Lake Elsinore floodplain fringe" shall be constructed a minimum of 24 inches above the highest adjacent ground measured at the upstream edge of the structure or above elevation 1268.8 feet (NAVD88), whichever is greater. Any mobile home/pre-manufactured structure shall be placed on a permanent foundation.

The finished floor of new structures within the "Sheet flow floodplain" shall be constructed a minimum of 24 inches above the highest adjacent ground measured at the upstream edge of the structure. Any mobile home/pre-manufactured structure shall be placed on a permanent foundation.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

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.

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 3 0080-Planning-MAP* - SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required. Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document.

Plan: PM36798

Parcel: 381100021

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS (cont.) Not Satisfied

If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies each of the WQMP and associates plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

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.

Plan: PM36798

Parcel: 381100021

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED (cont.) Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

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

1. Precise grade inspection.

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.

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL Not Satisfied

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

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

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

DATE: July 7, 2016

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District

Riv. Co. Building & Safety - Grading
P.D. Archaeology Section

TENTATIVE PARCEL MAP NO. 36798, AMENDED NO. 2 - EA42753 Applicant/Owner: Steve Taylor - Engineer/Representative: Mark Christensen - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Open Space: Conservation (OS:C) - Location: Southeasterly of Riverside Drive, southwesterly of Lake Elsinore, northwesterly of Corydon Street, and northeasterly of Grand Avenue - 4.35 Gross Acres - Zoning: Watercourse, Watershed, and Conservation Area (W-1) and Controlled Development Areas (W-2) - **REQUEST:** Tentative Parcel Map No. 36798 (Schedule H) proposes to divide approximately 4.3 gross acres into three lots with Parcel 1 totaling 1.3 gross acres, Parcel 2 totaling 1.6 gross acres, and Parcel 3 totaling 1.4 gross acres - APN: 381-100-021. Note: Change of Zone (CZ07883) applied for on 8/25/15 to change the zoning from W-2 to R-1; dwelling located on Parcel 2 was demolished per BDE140110 final as of 10/25/15.
BBID: 345-918-480 UPROJ CASE: PM36798

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department. Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on July 14, 2016**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact, **Tim Wheeler**, at or email at twheeler@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: January 28, 2016

TO:

Riv. Co. Geologist
Riv. Co. Archaeologist
Riv. Co. Paleontologist

Riv. Co. Transportation
Riv. Co. Flood
Riv. Co. Fire Department

Riv. Co. Building & Safety-Grading
1st District Supervisor
1st District Planning Commissioner

TENTATIVE PARCEL MAP NO. 36798, AMENDED NO. 1 - EA42753 Applicant/Owner: Steve Taylor – Engineer/Representative: Mark Christensen – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Open Space: Conservation (OS: C) – Location: southeasterly of Riverside Drive, southwesterly of Lake Elsinore, northwesterly of Corydon Street, north-easterly of Grand Avenue – 4.35 Gross Acres – Zoning: Watercourse, Watershed, and Conservation Area (W-1) and Controlled Development Areas (W-2) – **REQUEST:** Tentative Parcel Map No. 36798 (Schedule H) proposes to divide approximately 4.3 gross acres into three lots with Parcel 1 totaling 1.3 gross acres, Parcel 2 totaling 1.6 gross acres, and Parcel 3 totaling 1.4 gross acres – APN: 381-100-021. Note: Change of Zone (CZ07883) applied for on 8/25/15 to change the zoning from W-2 to R-1; dwelling located on Parcel 2 was demolished per BDE140110 final as of 10/25/15.

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 an LDC meeting on February 11, 2016. 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. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx> Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Contract Planner**, or e-mail at TWheeler@rctlma.org/ MAILSTOP #: 1070

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

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.

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

DATE: December 30, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
Riv. Co. Parks
P.D. Geology Section-D. Jones

P.D. Archaeology Section-D. Jones
Riv. Co. Waste Management Dept.
Riv. Co. Survey – Bob Robinson
1st District Supervisor
1st District Planning Commissioner
Western Municipal Water District
Eastern Municipal Water District
Lake Elsinore Unified School District

Southern California Edison
Southern California Gas Company
Verizon
Lakeland Community Services District
City of Lake Elsinore
US Army Corps of Engineers

TENTATIVE PARCEL MAP NO. 36798 - EA42753 Applicant/Owner: Steve Taylor – Engineer/Representative: Mark Christensen – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Open Space: Conservation (OS: C) – Location: southeasterly of Riverside Drive, southwesterly of Lake Elsinore, northwesterly of Corydon Street, northeasterly of Grand Avenue – 4.35 Gross Acres – Zoning: Watercourse, Watershed, and Conservation Area (W-1) and Controlled Development Areas (W-2) – **REQUEST:** Tentative Parcel Map No. 36798 (Schedule H) proposes to divide approximately 4.3 gross acres into three lots with Parcel 1 totaling 1.3 gross acres, Parcel 2 totaling 1.7 gross acres, and Parcel 3 totaling 1.3 gross acres – APN: 381-100-021.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran, Contract Planner**, at (951) 955-3025 or email at mcorcora@rcplma.org / **MAILSTOP# 1070**.

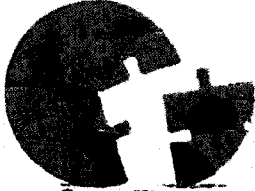
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

June 1, 2016

Pages 3 (including this cover)

La Cresta Geotechnical, Inc.
Email: Lacrestageo@aol.com
Attn: Mark A. Sweeney

RE: Conditions of Approval
County Geologic Report No. 2490
"Geotechnical Investigation, Tentative Parcel Map No. 36798, 16410 Grand
Avenue, APN No. 381-100-021-2, Riverside County, California,"
Dated April 11, 2016.

Please see the attached review comments pertaining to the subject report. Prior to approval of this report, all comments must be adequately addressed.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Eng./Rep./Applicant: Steve Taylor (staylor422@aol.com)

File: GEO02490, PM36798

B:\Geology\CGR\GEO02300-2499\geo2490_COA.doc

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 1 August 2014 PARCELS / LOTS: 3
TRACT / PARCEL MAP NO.: 20773 ZONING: MS-2
APN: 210-01-01-0000 MAP SCHEDULE: H

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE SDWD WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 7/23/14
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____


2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO LYBARD SEWER SYSTEM AS PER LETTER DATED 7/23/14
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO. _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

[Signature]
ENVIRONMENTAL HEALTH SPECIALIST

Received by: [Signature]



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 20, 2015

Mark Corcoran, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map (PM) No. 36798 — Subdivide 4.3 acres into three (3) parcels (APN: 381-100-021)

Dear Mr. Corcoran:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located southeast of Riverside Drive and north of Grand Avenue, in the Elsinore Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) and the California Green Building Standards, through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

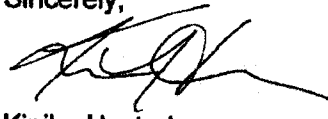
1. **Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.**
2. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**

Mark Corcoran, Project Planner
PM36798
January 20, 2015
Page 2

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.
4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Kinika Hesterly
Urban/Regional Planner II

PD #168190

PM36798

APN : 381-100-021

LDC Date: December 4, 2014

Area Plan : Elsinore

Trail(s) shown on Area Plan : Y N

Specific Plan :

Trail(s) shown on Specific Plan : Y N

Existing R-O-W

Expressway (184' - 220')

Urban Arterial (152')

Major (128')

Secondary (118')

Collector (74')

Mountain Arterial (110')

Field Review : Y N (Date)

T/R : T5SR4W Section : 15

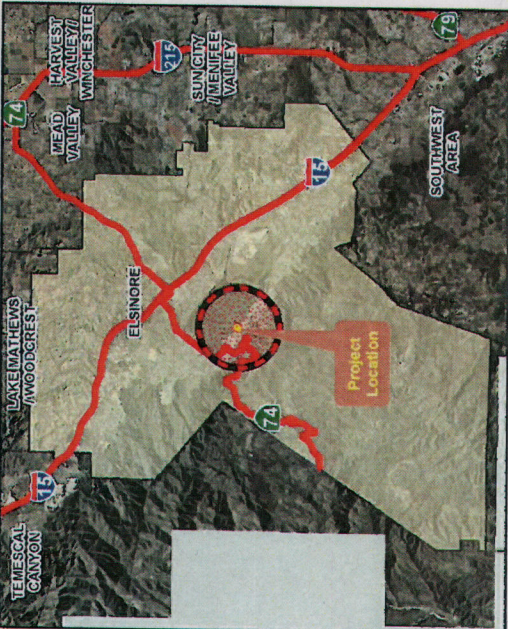
Comments :

- Class 1 Bike Path
- Class 2 Bike Path
- Registered Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Community Trail
- Historic Trail

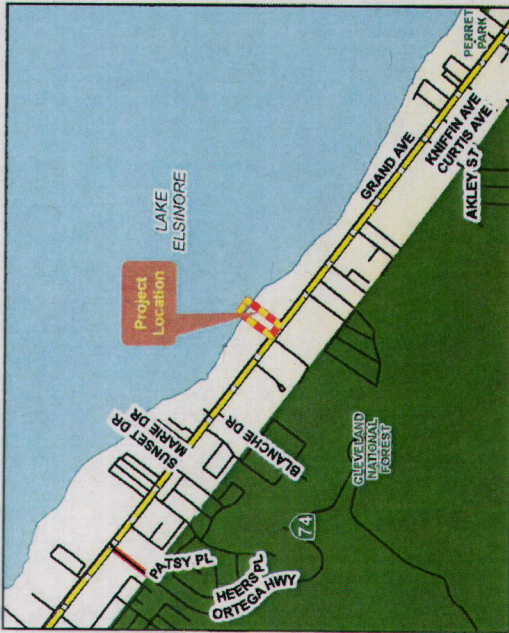
Drawn By : Stella Spaciora
Checked By :
Date : January 16, 2015



Aerial View



Elsinore Plan



Area Parks & Trails

0 95 190 300 Feet

0 0.375 0.75 Miles

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

RECEIVED
JAN 13 2014

DATE: December 30, 2014

- O:
- iv. Co. Transportation Dept.
 - iv. Co. Environmental Health Dept.
 - iv. Co. Fire Department
 - iv. Co. Building & Safety - Grading
 - iv. Co. Building & Safety - Plan Check
 - v. Co. Environmental Programs Dept.
 - v. Co. Parks
 - D. Geology Section-D. Jones

- P.D. Archaeology Section-D. Jones
- Riv. Co. Waste Management Dept.
- Riv. Co. Survey - Bob Robinson
- 1st District Supervisor
- 1st District Planning Commissioner
- Western Municipal Water District
- Eastern Municipal Water District
- Lake Elsinore Unified School District

- BY
- Southern California Edison
 - Southern California Gas Company
 - Verizon
 - Lakeland Community Services District
 - City of Lake Elsinore
 - US Army Corps of Engineers

TENTATIVE PARCEL MAP NO. 36798 - EA42753 Applicant/Owner: Steve Taylor - Engineer/Representative: Mark Christensen - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Open Space: Conservation (OS: C) - Location: southeasterly of Riverside Drive, southwesterly of Lake Elsinore, northwesterly of Corydon Street, northeasterly of Grand Avenue - .35 Gross Acres - Zoning: Watercourse, Watershed, and Conservation Area (W-1) and Controlled Development Areas (W-2) - **REQUEST:** Tentative Parcel Map No. 36798 (Schedule H) proposes to divide approximately 4.3 gross acres into three lots with Parcel 1 totaling 1.3 gross acres, Parcel 2 totaling 1.7 gross acres, and Parcel 3 totaling 1.3 gross acres - APN: 381-100-021.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on January 29, 2015. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

If other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

If you have any questions regarding this project, please do not hesitate to contact Mark Corcoran, Contract Planner, at (951) 955-3025 or email at mcorcora@rcplma.org / MAILSTOP# 1070.

COMMENTS:

No Comments.

DATE: 1/15/15

SIGNATURE: [Signature]

EASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

January 19, 2015

Mark Corcoran
Contract Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE PARCEL MAP 36798 – EA42753

This letter is in response to your Initial Case transmittal received on January 13, 2015.

Western Municipal Water District (Western) has no comments on proposed Tentative Parcel Map 36798 – EA42753. Western does not provide retail water service within the vicinity southeasterly of Riverside Drive, southwesterly of Lake Elsinore, northwesterly of Corydon Street, and northeasterly of Grand Avenue.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

TAMMY MARTIN
Engineering Technician II

Enclosure(s): Initial Case Transmittal

TM:sc

TD 1-26-15

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

DATE: December 30, 2014

RECEIVED
JAN 13 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Riv. Co. Environmental Programs Dept.
Riv. Co. Parks
P.D. Geology Section-D. Jones

P.D. Archaeology Section-D. Jones
Riv. Co. Waste Management Dept.
Riv. Co Survey - Bob Robinson
1st District Supervisor
1st District Planning Commissioner
Western Municipal Water District
Eastern Municipal Water District
Lake Elsinore Unified School District

WMWD/Eng.
Southern California Edison
Southern California Gas Company
Verizon
Lakeland Community Services District
City of Lake Elsinore
US Army Corps of Engineers

TENTATIVE PARCEL MAP NO. 36798 - EA42753 Applicant/Owner: Steve Taylor - Engineer/Representative: Mark Christensen - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Open Space: Conservation (OS: C) - Location: southeasterly of Riverside Drive, southwesterly of Lake Elsinore, northwesterly of Corydon Street, northeasterly of Grand Avenue - 4.35 Gross Acres - Zoning: Watercourse, Watershed, and Conservation Area (W-1) and Controlled Development Areas (W-2) - **REQUEST:** Tentative Parcel Map No. 36798 (Schedule H) proposes to divide approximately 4.3 gross acres into three lots with Parcel 1 totaling 1.3 gross acres, Parcel 2 totaling 1.7 gross acres, and Parcel 3 totaling 1.3 gross acres - APN: 381-100-021.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

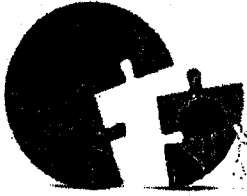
All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran, Contract Planner**, at (951) 955-3025 or email at mcorcora@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____
PLEASE PRINT NAME AND TITLE: Jimmy Chen, Principal Engineer
TELEPHONE: 951-571-7100

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

Juan C. Perez
Interim Planning Director

CC006616

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Steven Taylor E-Mail: staylor422@aol.com

Mailing Address: 23905 Clinton Keith Road, Ste. 114-514
Wildomar, CA 92595 Street
City State ZIP

Daytime Phone No: (951) 961-5851 Fax No: () _____

Engineer/Representative's Name: Mark W. Christensen E-Mail: markwc@christensensurvey.com

Mailing Address: 29899 Via Puesta Del Sol,
Temecula, CA. 92591 Street
City State ZIP

Daytime Phone No: (951) 676-5012 Fax No: () Same

Property Owner's Name: Steve Taylor E-Mail: staylor422@aol.com

Mailing Address: 23905 Clinton Keith Rd., Ste. 114-514
Wildomar, CA 92595 Street
City State ZIP

Daytime Phone No: (951) 961-5851 Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Steve Taylor STEVE TAYLOR [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Steve Taylor STEVE TAYLOR [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 381-100-021

Section: 13 Township: 6S Range: 5W, Protracted

Approximate Gross Acreage: 4.3 Acres Gross & Net

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Corydon St., South of Ortega Hwy., East of Grand Ave., West of Lake Elsinore

Thomas Brothers map, edition year, page number, and coordinates: _____

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

To subdivide 4.3 acres, Net into 3 parcels. 2@1.3 acres, 1@1.7 acres.

Handwritten notes:
w/ B/C/A/T & CZ
DSC
no use
- No CZ
Due to 2nd

Related cases filed in conjunction with this request:

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

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

EA No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Drainage into, across and from property.

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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

How much grading is proposed for the project site? None proposed at this time.

Estimated amount of cut = cubic yards: 1,000

Estimated amount of fill = cubic yards: 1,000

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

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

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 2@8000 sf sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 8.4.11

Owner/Representative (2) *[Signature]* Date _____

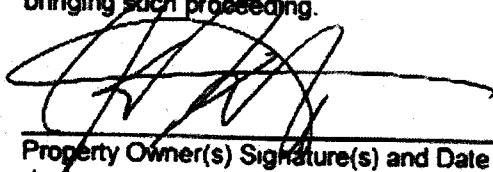


Charissa Leach, P.F.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

Datinia Kosti-Kastari

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 14, 2018,

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

APN (s) or case numbers PM36798 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

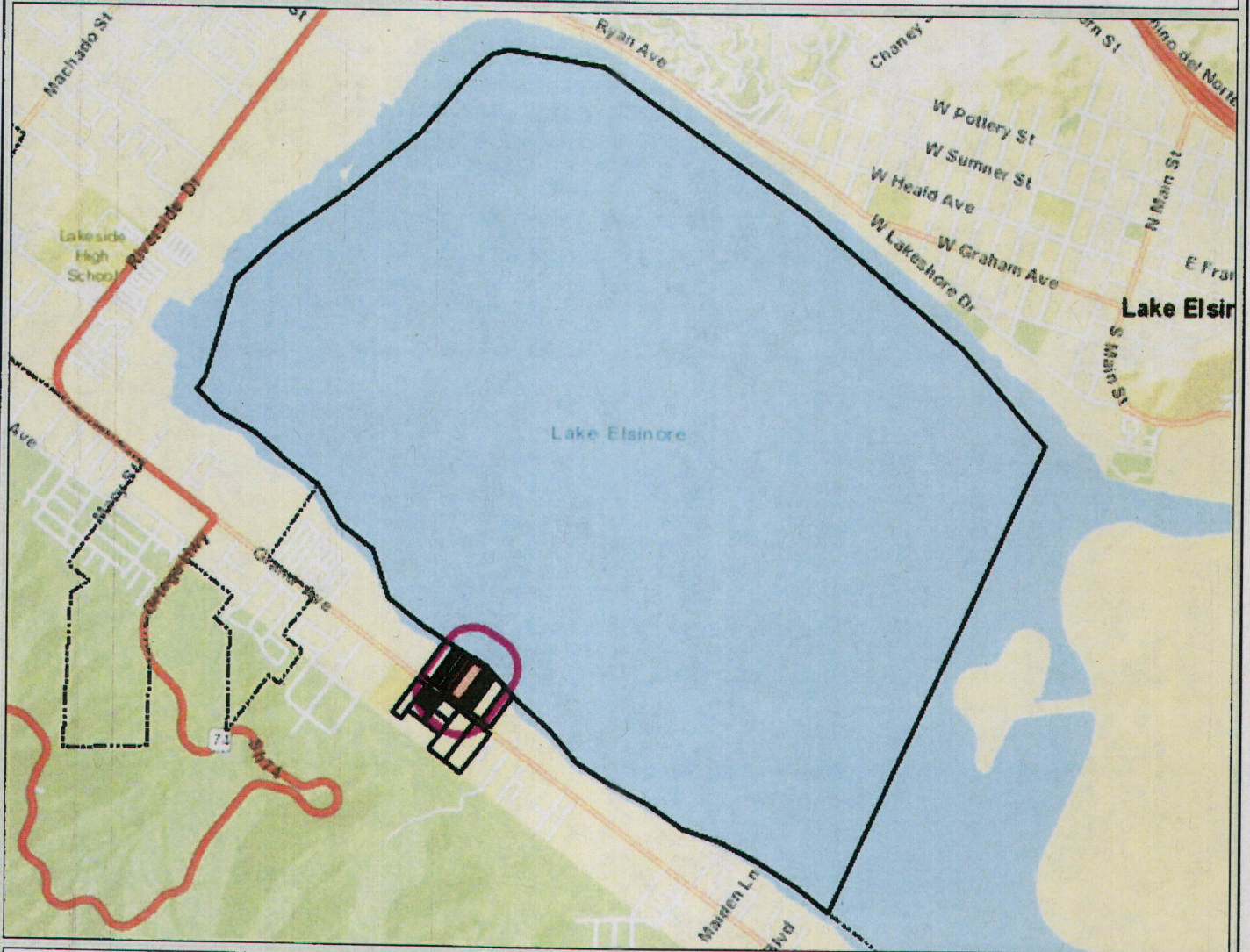
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PM36798 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON...6/14/2018 9:17:16 AM

© Riverside County RCIT

381020003
CITY OF LAKE ELSINORE
130 S MAIN ST
LAKE ELSINORE CA 92530

381100002
CLIFFORD L AYRES
PAMELA J AYRES
16380 GRAND AVE
LAKE ELSINORE CA. 92530

381100001
JEFF GEORGE
DIANE GEORGE
16350 GRAND AVE
LAKE ELSINORE CA. 92530

381091017
16328 GRAND AVENUE
C/O C/O DEBORAH WALKER
12229 S VERMONT AVE
LOS ANGELES CA 90044

381100003
GEORGE W BLINN
PATRICIA R BLINN
1647 RICHARD PL
ANAHEIM CA 92802

381100006
GEORGE W BLINN
PATRICIA R BLINN
1647 RICHARD PL
ANAHEIM CA 92802

381100010
DESMOND EUGENE GRANT
P O BOX 73
LAKE ELSINORE CA 92531

381100018
NORMAN L BACHER
C/O C/O FRANCES C OTTO
16520 GRAND AVE
LAKE ELSINORE CA. 92530

381100011
LOS ANGELES BOAT & SKI CLUB
C/O C/O LINDA VERES
11292 GARDEN AIRE LN
GARDEN GROVE CA 92641

381100004
SCOTT E SMITH
LYNDEL SMITH
16370 GRAND AVE
LAKE ELSINORE CA. 92530

381100021
KATRIINA KESKI KASTARI
16410 GRAND AVE
LAKE ELSINORE CA. 92530

381290033
JOHN E GAMBLE
FIROUZEH GAMBLE
20091 MT ISRAEL PL
ESCONDIDO CA 92029

381290034
JOHN E GAMBLE
FIROUZEH GAMBLE
20091 MT ISRAEL PL
ESCONDIDO CA 92029

381100005
SCOTT E SMITH
LYNDEL SMITH
16370 GRAND AVE
LAKE ELSINORE CA 92530

381290004
JACKSON HSU
PONG LING HWA HSU
HSIANG YUAN CHANG
C/O HSIANG YUAN CHANG
12342 ROSE ST
CERRITOS CA 90703

381290015
CHUN CHING HONG
KIN CHAI HONG
HSIANG YUAN CHANG
C/O HSIANG YUAN CHANG
12342 ROSE ST
CERRITOS CA 90703

381290005
PING LIN KUO
SHU LU CHANG KUO
1711 MORNING CANYON RD
DIAMOND BAR CA 91765

381290012
GOODLAND INV VI
FAR EASTERN GROUP PARTNERSHIP IV
LAKELAND DEV
GOODLAND INV VI
20350 BICKFORD DR
WALNUT CA 91789

381290016
DANIEL R LINDSEY
MELANIE J LINDSEY
30013 HAPPY HUNTER DR
CANYON LAKE CA 92587

381290021
PI PROP NO 151
610 N SANTA ANITA AVE
ARCADIA CA 91006

381290023
CHUN CHING HONG
KIN CHAI HONG
HSIANG YUAN CHANG
C/O HSIANG YUAN CHANG
12342 ROSE ST
CERRITOS CA 90703

381100020
BAILEY ZHENG
12201 HONOLULU TER
WHITTIER CA 90601

381100007
RUTH E SMITH
16390 GRAND AVE
LAKE ELSINORE CA. 92530

381290018
PI PROP NO 151
610 N SANTA ANITA AVE
ARCADIA CA 91006

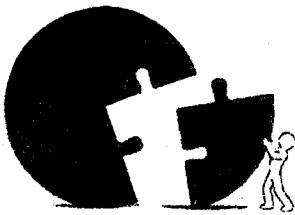
381100016
CRAIG W SARGENT BEACH
JAN R SARGENT BEACH
16530 GRAND AVE
LAKE ELSINORE CA. 92530

381300005
MARK S DUBREUIL
LYNDA J DUBREUIL
40020 JONES RD
FALLBROOK CA 92028

Steve Taylor
23905 Clinton Keith Rd. Ste. 114-514
Wildomar, CA 92595

Christensen Surveying & Mapping, Inc.
Attn: Mark Christensen
29899 Via Puesta Del Sol
Temecula, CA 92591

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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.: TPM36798 / EA42753

Project Location: In the unincorporated area of Riverside County, more specifically located

Project Description: Tentative Parcel Map No. 36798, a Schedule H map ("project"), proposes to subdivide approximately 4.3 gross acres into two residential parcels. Parcel 1 will total 2.7 gross acres and Parcel 2 will total 1.6 gross acres. Included on Parcel 1 will be a 20 foot wide drainage easement (Lot A). Additionally, on Parcel 2 there is a converted detached garage into a residential dwelling. An Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 (of 762.5 feet) to exceed four (4) times the lot width.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Steve Taylor 23905 Clinton Keith Rd. Suite 114-514 Wildomar, CA 92595

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15061, Article 5 - Preliminary Review of Projects and Conduct of Initial Study)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (a) (b) 3, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project will not result in any direct improvements or physical impacts on its own. Assuming the tentative parcel map is approved and built-out in the future, the approval of the proposed tentative parcel map would only result in one (1) additional single-family residence. The project is EXEMPT under 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. Therefore, the project meets the requirements for CEQA exemption per Section 15061.

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

Signature Title Date
Urban Regional Planner III August 20, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: EA42753 CFG No. 06139

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06139)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Steve Taylor

**County of Riverside
Trans. & Land Management Agency**



23905 Clinton Keith Rd, Ste 114-514
Wildomar, Ca 92595

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06139	12/18/2014	12/18/2014	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06139	0452 - CF&G TRUST: RECORD FEES	\$50.00
16410 Grand Ave Lake Elsinore,		
SUB TOTAL		\$50.00

TOTAL \$50.00

Please Remit Payment To:

County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211