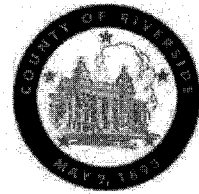


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.3
(ID # 8539)

MEETING DATE:

Tuesday, December 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37080 – CEQA Exempt - Applicant: Jim Lattin – Engineer/Representative: Massaro and Welsh – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) – Cherry Valley Policy Area – Location: North of Lincoln Street, south of Grand Avenue, east of Cherry Avenue, and west of Jonathan Avenue – 4.3 gross acres – Zoning: Light Agriculture, 1 acre lot minimum (A-1-1) – REQUEST: Receive and file the Assistant TLMA Director's approval of Parcel Map No. 37080, which is a Schedule "H" subdivision of 4.3 acres into four (4) lots intended for single-family residential development. APN: 402-200-005. [Applicant fees 100%.]

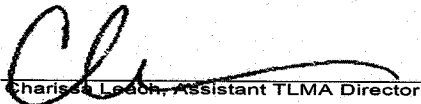
RECOMMENDED MOTION: That the Board of Supervisors:

1. RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Assistant TLMA Director on September 5, 2018.

The Planning Department recommended Approval; and,

Continued on page 2

ACTION:



Charissa Leach, Assistant TLMA Director

12/3/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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: December 11, 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**

RECOMMENDED MOTION: That the Board of Supervisors:

THE ASSISTANT TLMA DIRECTOR:

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 3, Minor Land Divisions) based on the findings and conclusions in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 37080, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

Tentative Parcel Map No. 37080 is a Schedule "H" parcel map to subdivide 4.3 acres into four lots. The Project site is currently improved with a 1,090 square foot residence that will remain on a 69,072 square foot parcel (Parcel 3). The existing residence was constructed in 1945 and the site has continuously been used for residential purposes since 1945. The applicant proposes to subdivide the existing parcel into four new parcels ranging in size from 43,632 gross square feet to 69,072 square feet. Parcel 1 (49,652 gross square feet) and Parcel 2 (53,846 gross square feet) are proposed to be orientated towards Lincoln Street and would provide a right-of-way dedication that would facilitate the widening of Lincoln Street to 33 feet, north of centerline. Parcel 3 (69,072) and Parcel 4 (49,632 square feet) are proposed to be orientated towards Jonathon Avenue and would provide a right-of-way dedication that would facilitate the widening of Jonathon Avenue to 33 feet, west of centerline.

Ordinance 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. This section requires that a notice of the proposed project be mailed to property owners within 300 feet of the subject site and advertised in a local newspaper. The purpose of this public notice is to allow the opportunity for the general public to request a public hearing on the proposed project prior to the Planning Director's action. In this case, a 10-day notice of the proposed project was mailed to all property owners within 600 feet of the subject site. In addition, on August 17, 2018, this notice was advertised in the Press Enterprise Newspaper. No requests for a public hearing were made with the Planning Department, therefore allowing the Planning Director to take action on the proposed project.

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

On September 5, 2018, the Assistant TLMA Director found the project exempt from CEQA and approved Tentative Parcel Map No. 37080, subject to conditions.

Board Action

The Assistant TLMA's Director's decision is final unless the decision is appealed by the land divider or any interested party. No appeals were filed within 10-days of the Director's Decision. 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.

Impact on Residents and Businesses

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

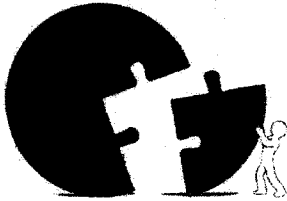
Additional Fiscal Information

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

ATTACHMENTS:

- A. TPM No. 37080 Decision Letter
- B. TPM No. 37080 Notice of Exemption
- C. TPM No. 37080 Conditions of Approval
- D. TPM No. 37080 Advisory Notification Document


Scott Bruzknier 12/3/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

September 5, 2018

TO: Jim Lattin
c/o – Bill Lattin
10669 Jonathan Avenue
Cherry Valley, CA 9223

CC: Massaro and Welsh
c/o Paul Welsh
34840 Yucaipa Blvd.
Yucaipa, CA 92339

FROM: Jason Killebrew, Project Planner
Riverside County Planning Department

RE: TENTATIVE PARCEL MAP NO. 37080, APN: 402-200-005
Regional Team: Riverside Office

Dear Owner/Applicant:

On February 28, 2018, Tentative Parcel Map No. 37080 (TPM37080) was submitted to the Riverside County Planning Department to for a Schedule "H" subdivision map that would subdivide a 4.3 gross acre parce into four single-family residential lots. The minimum parcel proposed is approximately one acre. The proposed project site is located at the northwest corner of Lincoln Street and Jonathan Avenue, east of Cherry Avenue and South of Grand Avenue. The project site is located within the Light Agriculture, one acre minimum (A-1-1) zone classification.

Ordinance No. 348, Article XII, Section 13.1A.1. allows one-family dwelling units as a permitted use. Ordinance 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. Not less than 10 days prior to the date on which the decision will be made on the application, the Planning Director shall give notice of the proposed use by mail to all owners, as shown on the last equalized assessment roll as owning real property within a 300 foot radius of the exterior boundary in questions and publication once in a newspaper of general circulation in the area affected by the proposed project. No public hearing on the application for a permit issued pursuant to this section is required unless a hearing is requested by the applicant or other affected person. These notices were mailed to property owners within 600 feet of the project site on August 17, 2018. On June 27, 2018 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department.

After analysis of the application, and will full knowledge of the property and vicinity, the Assistant TLMA Director (Planning Director), made the findings to approve TPM37080, subject to the attached conditions and in accordance with the approved plans, stamped June 28, 2018.

As part of the approval, TPM 37080 has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (CEQA Section 15315, Class 15, Minor Land Divisions). This sections

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

In accordance with Ordinance No. 348, Section 18.30.E, an applicant, or other interested party may appeal this decision. If you wish to file an appeal, you may do so within ten (10) days of the date of this letter, before September 17, 2018 at 5:00 p.m. If an appeal is filed by another interested party, you will be notified of its submittal, and informed of the necessary subsequent actions. If no appeal is filed, the decision regarding this Planning Department application is considered final.

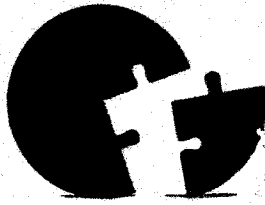
Sincerely,

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



Jason Killebrew, Urban Regional Planner IV

Enclosures: Requirements and Findings for Approval, Conditions of Approval, Approved Plans



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

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

Project Title/Case No.: Tentative Parcel Map No. 37080

Project Location: 10707 Jonathon Avenue, Beaumont, CA 92223. APN: 402-200-005. (See attached map)

Project Description: To allow a Schedule "H" subdivision of a 4.3 gross acre parcel into four, one acre parcels. The new parcels would be created to facilitate the construction of one single-family residence on each parcel. No construction is proposed at this time.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jim Lattin (Applicant)

Exempt Status: (Check one)

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

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15315 of the CEQA Guidelines.

Tentative Parcel Map No. 37080 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15315, Class 15, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria. The project would subdivide one parcel into four parcels. No construction is proposed at this time.

Jason Killebrew

County Contact Person

JKL
Signature

(951) 955-0314

Phone Number

Urban Regional Planner IV
Title

9/5/2008
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: CFQ180019

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00040146)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
James Lattin

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



10669 Jonathan Ave
Cherry Valley, Ca 92223

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00040146	02/28/2018	02/28/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180019	0452 - CF&W Trust Record Fees	\$50.00
10707 Jonathan Ave Beaumont, CA 92223		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:
760-863-7735

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 H
Palm Desert, CA 92211

Plan: TPM37080

Parcel: 402200005

50. Prior To Map Recordation

Flood

050 - Flood. 1 Elevate Finished Floor Notice Not Satisfied

A note shall be placed on the Environmental Constraint Sheet stating: "The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent ground if grading occurs prior to the construction of Riverside County Flood Control and Water Conservation District's Beaumont MDP Line 16 Storm Drain. Should grading occur after construction of the Beaumont MDP Line 16 Storm Drain, the finished floor of new structures shall be constructed a minimum of 18 inches above the highest adjacent ground. Any mobile home or pre-manufactured buildings shall be placed on a permanent foundation."

050 - Flood. 2 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 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.

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

050 - Planning. 2 Planning - Removal of Structures Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the newly created lots have been properly removed. The existing residence, and permitted accessory structures on Parcel 3, shall be allowed to remain.

Survey

050 - Survey. 1 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 CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 2 INTERSECTION/SO' 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 R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Jonathan Avenue and Lincoln Street shall be conveyed for public use to provide for a 33 foot half-width right-of-way per Standard No. 106, Section "B", Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and

Plan: TPM37080

Parcel: 402200005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION (cont.) Not Satisfied
all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied
Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS GRADE-MAP IF WQMP IS REQUIRED Not Satisfied
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Flood

060 - Flood. 1 Elevate Finished Floor Not Satisfied
The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent ground if grading occurs prior to the construction of Riverside County Flood Control and Water Conservation District's Line 16 Storm Drain. Should grading occur after construction of the Line 16 Storm Drain, the finished floor of new structures shall be constructed a minimum of 18 inches above the highest adjacent ground. Any mobile home or pre-manufactured buildings shall be placed on a permanent foundation.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied
In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 2 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), on one PDF on two CD copies, 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 a 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/>

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO GRADING VERIFICATION Not Satisfied
Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied
A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include

Plan: TPM37080

Parcel: 402200005

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans (cont.) Not Satisfied

a floor plan/plumbing schedule to ensure proper septic tank sizing.
Onsite septic systems must be approved advanced treatment units (ATUS's) with nitrate reduction in accordance with Riverside County Ordinance 871.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3 Water Will Serve Not Satisfied

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

080 - Planning. 1 Use - Allow Underground Utilities Not Satisfied

The permittee shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

Transportation

080 - Transportation. 1 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), on one PDF on two CD copies, 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 a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website. <http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, 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

Plan: TPM37080

Parcel: 402200005

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied
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

E Health

090 - E Health. 1 ATU Deed Recordation Not Satisfied
The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health.

090 - E Health. 2 E Health Clearance Not Satisfied
Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 3 Qualified Service Provider Not Satisfied
An annual contract with a qualified service provider for the alternative treatment system is required prior to final approval.

090 - E Health. 4 Renewable Operating Permit Not Satisfied
A renewable operating permit must be obtained from Environmental Health prior to final.

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied
If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 2 WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



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

*Juan C. Perez
Agency Director*



08/02/18, 11:55 am

TPM37080

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37080. 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 - Project Description & Operational Limits

TPM37080 is a Schedule "H" subdivision map to subdivide 4.3 gross acres into four single-family residential lots. No construction or grading is proposed as part of this map.

Advisory Notification. 2 AND - Use Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 3 AND - Notification Document

The following requirements are included as part of the approval for Tentative Parcel Map No. 37080 (TPM37080) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 4 AND - Causes 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.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on Approved Tentative Map prepared by Massaro & Welsh (Paul T. Welsh, California Licensed Surveyor #5205).

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance
(cont.)

Advisory Notification. 6 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
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52

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. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 7 AND - 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 TPM37080 or its associated environmental documentation; 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 TPM37080, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Advisory Notification. 8 AND - Hold Harmless (cont.)

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Hold Harmless (cont.) (cont.)
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.

Flood

Flood. 1 Flood Hazard Report

Tentative Parcel Map 37080 is a proposal for a Schedule "H" subdivision of 4.3 gross acres into four single-family residential lots. The site is located in the Cherry Valley Area north of Lincoln Street, south of Grand Avenue, east of Cherry Avenue, and west of Jonathon Avenue.

The proposed subdivision is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data.

Our review indicates the property will be impacted by sheet flow type runoff from the north east (Marshal Creek). If grading should occur prior to construction of the Beaumont MDP Line 16 storm drain, the finished floor of new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground. Alternatively if grading occurs after Beaumont MDP Line 16 is constructed, the finished floor of new buildings shall be constructed a minimum of 18 inches above the highest adjacent ground. If proposed, mobile homes shall be placed on a permanent foundation. New construction should comply with all applicable ordinances.

The project site is within the Beaumont Master Drainage Plan (MDP). Beaumont MDP Line 16 is proposed upstream of the project site (aligned along Grand Avenue) which will help to decrease the flood hazard to the Cherry Valley area. The tributary drainage area to the project site is approximately 1 square mile from the Marshal Creek Watershed, which discharges onto Bellflower Avenue east of the project site. Bellflower

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 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. 3 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 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. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit 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 exhibit to be resubmitted for further consideration. This ordinance 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.

Waste Resources

Waste Resources. 1 Gen - Custom

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Gen - Custom (cont.)
County Department of Environmental Health, Environmental Protection and Oversight
Division.