

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



**ITEM: 1.7
(ID # 13119)**

MEETING DATE:
Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37664 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions) – Owner/Applicant: Jim & Stacey Love – Eng/Rep: Paul Welsh, P.E., L.S. – Fifth Supervisorial District – Beaumont-Banning Zoning District – The Pass Area Plan: Rural: Rural Community-Estate Density Residential (RC-EDR) (2 Acre Minimum) & Rural Mountainous (RM) - Location: North of State Highway 79, south of Relay Drive, west of California Avenue at 14490 Green Acres Drive – 4.67 Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: Tentative Parcel Map No. 37664 is a Schedule H parcel map to subdivide 4.67 acres into two (2) parcels with parcel sizes of 2.52 acres and 2.15 acres. The site contains an existing residence and accessory dwelling unit. District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 9/10/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 22, 2020
xc: Planning

Kecia R. Harper
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:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The application for the Tentative Parcel Map was applied for on January 14, 2019, and is a Schedule H parcel map to subdivide approximately 4.70 acres into two (2) parcels with proposed Parcel 1 at approximately 2.18 acres and Parcel 2 at approximately 2.50 acres.

The project site has a Land Use Designation of Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) and is zoned Controlled Development Areas (W-2), which zoning is highly consistent with RC-EDR. The project site is surrounded by properties with land use designations of Rural Community – Estate Density Residential to the north, east and west, and Rural Mountainous to the south. In addition, the project site is also surrounded by properties with a zoning classification of Controlled Development Areas (W-2) to the north, south, and east, and Residential-Agriculture to the west.

The overall 4.70 acre site currently contains an existing primary residence of approximately 3,124 square feet and separate detached 1,990 square foot accessory dwelling unit. No grading is proposed as result of the tentative parcel map. The project is located within a fault zone, however, the existing residential dwellings and structures were constructed in compliance with California building codes.

The surrounding land in the area consists of vacant land, scattered dwellings, and RV Rental business to the east along California Avenue. State Highway 79 is located approximately one-quarter mile to the east of the subject property. Existing residential tracts are located approximately one-mile to the east of the subject property in the City of Beaumont.

The project held a Development Advisory Committee internal review meeting on March 7, 2019. All department corrections and clearances have been received.

The project was approved by the Planning Director at the Desert Office on July 15, 2020. The project was found to be CEQA Exempt based on findings in this staff report. A 10-day optional hearing notice was mailed to surrounding land owners within 600-feet of the property boundaries. July 28, 2020 was the public comment deadline indicated in the optional hearing notice. One public comment was received regarding southerly boundary which addressed via telephone. No request for a public hearing by the comment deadline in the optional hearing notice was received, therefore Tentative Parcel Map No. 37664 was approved.

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STATE OF CALIFORNIA**

Impact on Residents and Businesses

The Project has no direct impact on residents or businesses, since it is a project on private land. All impacts have been studied through CEQA.

ATTACHMENTS:

- A. Optional Hearing Notice
- B. Planning Director's Staff Report
- C. Tentative Parcel Map No. 37664



Jason Farin, Principal Management Analyst 9/15/2020

RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department no later than 5:00 P.M. on **July 28, 2020**. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.**

If no public hearing is requested by the aforementioned date, the Planning Director's decision is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to the interested parties.

TENTATIVE PARCEL MAP NO. 37664, Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) and Section 15061 (Common Sense Exemption), is an application submitted by Jim & Stacey Love for property located in the Controlled Development Areas (W-2) Zone, located in the Pass Area Plan, with land use designation of Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum), Fifth Supervisorial District, located northerly of State Highway 79, southerly of Relay Drive, westerly of California Avenue, and more specifically located at 14490 Green Acres Drive, in the unincorporated community of Lamb Canyon, and pursuant to Ordinance No. 460, Riverside County Subdivision Ordinance, proposes a Schedule H parcel map to subdivide approximately 4.70 acres into two (2) parcels with proposed Parcel 1 at approximately 2.18 acres and Parcel 2 at approximately 2.50 acres. The overall 4.70 acre site currently contains an existing residence and accessory dwelling unit.

For further information regarding this project, please contact Jay Olivas, Urban Regional Planner at (760) 863-7050 or e-mail jolivas@rivco.org. If you have any comments to submit or wish to request a public hearing, please respond to the bottom portion of this sheet, responses may be sent electronically to jolivas@rivco.org at the Planning Department by the above-mentioned date.

.....
TPM37664, (Tentative Parcel Map)

- 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.

<hr/> <p style="text-align: center;"><u>PRINTED NAME</u></p>	<hr/> <p style="text-align: center;"><u>SIGNATURE</u></p>
<hr/> <p style="text-align: center;"><u>PRINT STREET ADDRESS</u></p>	<hr/> <p style="text-align: center;"><u>PRINT CITY/STATE/ZIP</u></p>

RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

**OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY**



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No. X.X

Director's Decision: July 15, 2020

PROPOSED PROJECT

Case Number(s): TPM37644

Applicant(s): Jim & Stacey Love

CEQA Exempt Sections 15061 & 15315

Area Plan: The Pass

Eng/Rep.: Massaro and Welsh, LLC

Zoning Area/District: Beaumont-Banning District

Supervisory District: Fifth District

Project Planner: Jay Olivas

Project APN(s): 424-080-020

APPROVED

JUL 15 2020

BY THE PLANNING DIRECTOR

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37664 is a Schedule H parcel map proposing to subdivide approximately 4.70 acres into two (2) parcels with proposed Parcel 1 at approximately 2.18 acres and Parcel 2 at approximately 2.50 acres. The overall 4.70 acre site currently contains an existing residence and accessory dwelling unit.

The project site is located located northerly of State Highway 79, southerly of Relay Drive, westerly of California Avenue, and more specifically located at 14490 Green Acres Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Review for Exemption) and Section 15315 (Minor Land Divisions), based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37664, 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:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential (2-Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	
East:	
South:	
West:	
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2)
South:	Controlled Development Areas (W-2)
West:	Residential Agriculture (R-A)
Existing Use:	One Family Dwelling Unit & Accessory Dwelling Unit
Surrounding Uses	
North:	Vacant land
South:	Vacant land
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	4.67 acres	20,000 square feet
Existing Building Area (SQFT):	3,124 & 1,990 sq. ft.	N/A
Building Height (FT):	20-feet	40-feet
Proposed Minimum Lot Size:	2.18 Acres & 2.50 Acres	2.0 Acres
Total Proposed Number of Lots:	Two (2)	N/A
Map Schedule:	H	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
One Family Dwellings	3,124 & 1,990 sq. ft.	2-spaces per dwelling	4	4
TOTAL:	5,114 SF			

Located Within:

City's Sphere of Influence:	Yes - Beaumont
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes - Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
WRMSHCP Conservation Boundary:	Yes – Not in Cell Group
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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The project site has a Land Use Designation of Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) and is zoned Controlled Development Areas (W-2), which zoning is highly consistent with RC-EDR. The project site is surrounded by properties with land use designations of Rural Community – Estate Density Residential to the north, east and west, and Rural Mountainous to the south. In addition, the project site is also surrounded by properties with a zoning classification of Controlled Development Areas (W-2) to the north, south, and east, and Residential-Agriculture to the west.

The overall 4.70 acre site currently contains an existing primary residence of approximately 3,124 square feet and separate detached 1,990 square foot accessory dwelling unit. No grading is proposed as result of the tentative parcel map. The project is located within a fault zone, however, the existing residential dwellings and structures were constructed in compliance with California building codes.

The surrounding land in the area consists of vacant land, scattered dwellings, and RV Rental business to the east along California Avenue. State Highway 79 is located approximately one-quarter mile to the east of the subject property. Existing residential tracts are located approximately one-mile to the east of the subject property in the City of Beaumont.

The project held a Development Advisory Committee internal review meeting on March 7, 2019. All department corrections and clearances have been received.

The project was approved by the Planning Director at the Desert Office on July 15, 2020. The project was found to be CEQA Exempt based on findings in this staff report. A 10-day optional hearing notice was mailed to surrounding land owners within 600-feet of the property boundaries. July 28, 2020 was the public comment deadline indicated in the optional hearing notice. One public comment was received regarding southerly boundary which addressed via telephone. No other requests for a public hearing by the comment deadline in the optional hearing notice was received, therefore Tentative Parcel Map No. 37664 was approved.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) and Section 15061 (Review for Exemption).

The 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are as follows:

- 1) Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located in Census Tract 438.22 has a minimum density of 1,000 persons per square mile including within adjacent City of Beaumont. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criteria.

- 2) The Project site must be zoned for residential, commercial or industrial uses. The Project site is zoned Controlled Development Areas (W-2) and contains existing single-family residential uses. The project meets this criteria.
- 3) The land division must be for four or fewer parcels. The applicant is proposing to subdivide the 4.70 acre site into two (2) parcels that is developed with existing single-family residences. The proposed Project meets this criteria.
- 4) The land division shall be in conformance with the General Plan and Zoning Ordinance. The proposed Project's land use designation is Rural Community: Estate Density Residential, 2.0 Acres minimum lot size. Proposed lot sizes of 2.15 acres comply the minimum lot size requirements and is existing urbanized development considered to be an infill lot. The zoning classification is Controlled Development Areas (W-2), minimum 20,000 square feet. The Project meets this criteria.
- 5) No variances or exceptions can be a part of this land division. The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) All services and access must be available to the Project site. The Project site has direct access from Green Acres Drive. All services will be available to the project site including well water and septic systems. The Project meets this criteria.
- 7) The Project site was not involved in a division of a larger parcel in the previous two years. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) The Project site does not have an average slope greater than 20%. Calculation of the site's topography determined that the parcel does not have an average slope greater than 1.0%. The Project meets this criteria.

Also, the proposed parcel map is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed parcel map with two existing dwellings creating two (2) 2.0 acre parcels may have a significant effect on the environment, because the proposed project proposes no new construction other than potential minor accessory residential structures located on flat topography that is previously disturbed and will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map with 2-existing dwelling units have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

Additionally, no exception to the CEQA 15315 or 15061 Exemptions applies, since the proposed project site is not located within a sensitive environmental area, there are no unusual circumstances such as

scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, there are no flood zones on the subject property, and not being located in an airport compatibility plan, and the project is not a hazardous waste site.

Because the proposed land division meets the criteria of Section 15315 and Section 15061 Tentative Parcel Map No. 37664 is exempt from CEQA and no further environmental review is required

The project site is located within a county fault zone, however, the existing dwellings homes were previously constructed with County of Riverside Building & Safety Department California Building Codes including for the permanent foundations, to addresses any potential fault zone impacts. Also no known fault lines existing on the subject property. The existing fault zone therefore does not qualify as an unusual circumstance and is not considered CEQA mitigation

Cultural resources are not present on the site, however, in an abundance of caution, several standard conditions of approval have been applied to the project that will ensure protection of any of these resources. These conditions such as 60.Planning pertain to cultural sensitivity training, monitors on-site, procedures to take in terms of protection of the resources if discovered during earth moving activities, placement of temporary fencing, and additional surveys. No earthmoving activities are proposed.

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 has a General Plan Land Use Designation of Rural Community: Estate Density Residential (RUR: EDR) (2.0 Acre Minimum).

The RUR: EDR land use designation provides for the development of conventional single family detached residences houses. The residential lots proposed by the Tentative Parcel Map are approximately 2.15 acres and 2.52 acres each with direct access from Green Acres Drive.

There are several land use policies that the project complies with:

LU 28.1 Accommodate the development of single-and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project is a Tentative Parcel Map for the proposed subdivision of two-single family residential lots of 2.15 and 2.52 acres each in an area previously identified as appropriate for residential uses and therefore complies with LU 28.1.

LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

The parcel map has been designed with open space since majority of the 4.67 acres is vacant to help maintain open views and vistas of surrounding mountains, and, the project design will visually enhance the area including with existing landscaping and perimeter treatment.

The project site with two-existing dwellings is surrounded with similar residential development such as scattered dwellings, vacant land, RV rental business, and extensive residential tracts to the east within City of Beaumont. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land uses in the surrounding area.

2. The project site has a Zoning Classification of Controlled Development Areas (W-2), which is consistent with the Riverside County General Plan of RC: EDR. The W-2 zone allows single-family dwellings, the site includes a primary and secondary dwelling on the 4.67 acre property; therefore, the proposed parcel map is consistent with the existing W-2 zone.
3. The project site is not located within a General Plan Policy Area or Overlay Zone.
4. The project site is located within the community of Lamb Canyon which allows residential development to interface with urbanized and rural land; the tentative parcel map will comply with the Countywide Design Guidelines such as with existing home design and perimeter fencing.
5. The project site is mapped within a Fault Zone, however, the two proposed 2.15 and 2.50 acre lots contain two-existing dwellings in conformance with Riverside County Building and Safety Department requirements to address this potential impact. Due to building code compliance, impacts relating to the Fault Zone are less than significant and are not considered CEQA mitigation.
6. Based on the above, the proposed Tentative Parcel Map No. 37664 would not be detrimental to the health, safety or general welfare of the community and complies with all applicable ordinances.

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.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative parcel map complies with the General Plan in that it is a residential type subdivision and is consistent with the overall surrounding community as a whole which includes rural lower density development and medium density residential development. 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 development of the proposed residential development in that the project site is located in an area that is comprised of single-family residential and agriculture uses; plus the subject property is compatible with the surrounding land uses within the project vicinity.
3. The site of the proposed land division is physically suitable for the type of density, because the subdivision further subdivides an existing residential property increasing the density range to 1 dwelling unit per two-acres as infill development with existing dwellings already present which density could be further increased in future such as with accessory dwelling units. This development is consistent with the General Plan land use designation of Rural Community: Estate Density Residential which allows single-family detached residences.

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. The proposed parcel map is subdividing an existing 4.67 acre parcel into two (2) equal size lots that does not include new construction. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large 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
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. Additionally, the proposed Tentative Parcel Map No. 37664 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:
 - a. Streets and Street Improvements- No additional ROW or Dedications are required with the tentative parcel map. With these conditions of approval the requirements of Ordinance No. 460 10.13 A and B. as it pertains to streets and street improvements have been met.
 - b. Domestic Water - Condition of Approval 080 - E. HEALTH., requires that prior to the issuance of building permits documentation shall be provided establishing water service from individual wells. A SAN-53 letter from the applicant states that water service is supplied by on-site wells. With this documentation and condition of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
 - c. Fire Protection Facilities – No fire protection conditions have been recommended due to existing buildings built with prior permits. With these conditions of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
 - d. Electrical and Communication Facilities. – The proposed project does not include any new electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.
 - e. Sewage Disposal – proposed subsurface sewage disposal system be submitted to the Health Department prior to the issuance of building permits. With these conditions of approval the requirements of Ordinance No. 460, 10.13 D, has been met.
 - f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land zoned A-1, A-2, or A-P or A-D. Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
 - g. Exceptions – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.

8. 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.
9. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with existing site improvements such as partial street improvements and erosion control measures such as gravel paving.
10. Ordinance No. 460, Section 6.5 D. allows the requirement that a parcel map be recorded to be waived, provided that the proposed land division complies with the requirements as to: 1. Area; 2. Improvement and design; 3. Flood Water drainage control; 4. Appropriate improved public roads; 5. Sanitary disposal facilities; 6. Water Supply availability; 7. Environmental Protection; 8. Adequate existing survey control; 9. Other provisions of applicable ordinances of Riverside County and the Subdivision Map Act. The project meets these requirements because of the 2-proposed 1.3 acre lot sizes, existing flood control facilities, available sanitary facilities and water supply, no environmental protection concerns, and land being previously surveyed by a civil engineer.

Development Standards Findings:

Ordinance No. 348 has development standards for the Controlled Development Areas (W-2) zone:

A. Building height shall not exceed three stories, with a maximum height of 40 feet. The proposal is for a parcel map for the subdivision of lots. Existing design of the homes are single story up to approximately 26-feet in height and do not exceed 40-feet in height. The project has been conditioned that the residences shall not exceed 40- feet in height per Ordinance No. 348 Section 6.2 Development Standards indicated in the Advisory Notification Document Planning.

B. Lot area shall be not less than 20,000 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Lots size shall be a minimum of 2.0 acres each for the proposed tentative parcel map and therefore complies with Section 6.2B.

C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet. The minimum lot sizes are 2.0 acre each and would not be substandard, therefore complies with this criteria.

D. Automobile storage space shall be provided as required by Section 18.12. of Ordinance 348. The tentative parcel map proposes minimum 2-parking spaces per existing residential dwelling in compliance with Section 18.12.

Other Findings:

1. The project site is not located within a Conservation Area of the Western Regional Habitat Multiple Species Habitat Conservation Plan, but is located within a fee area of Western Regional Multiple Species Habitat Conservation Plan if any future construction is proposed.
2. The project site is located within the City of Beaumont Sphere of Influence. The project was transmitted to the City of Beaumont on 8/13/2020 for informational purposes.

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 not located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar).
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. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project site is located within a moderate fire hazard severity zone.

Conclusion:

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.

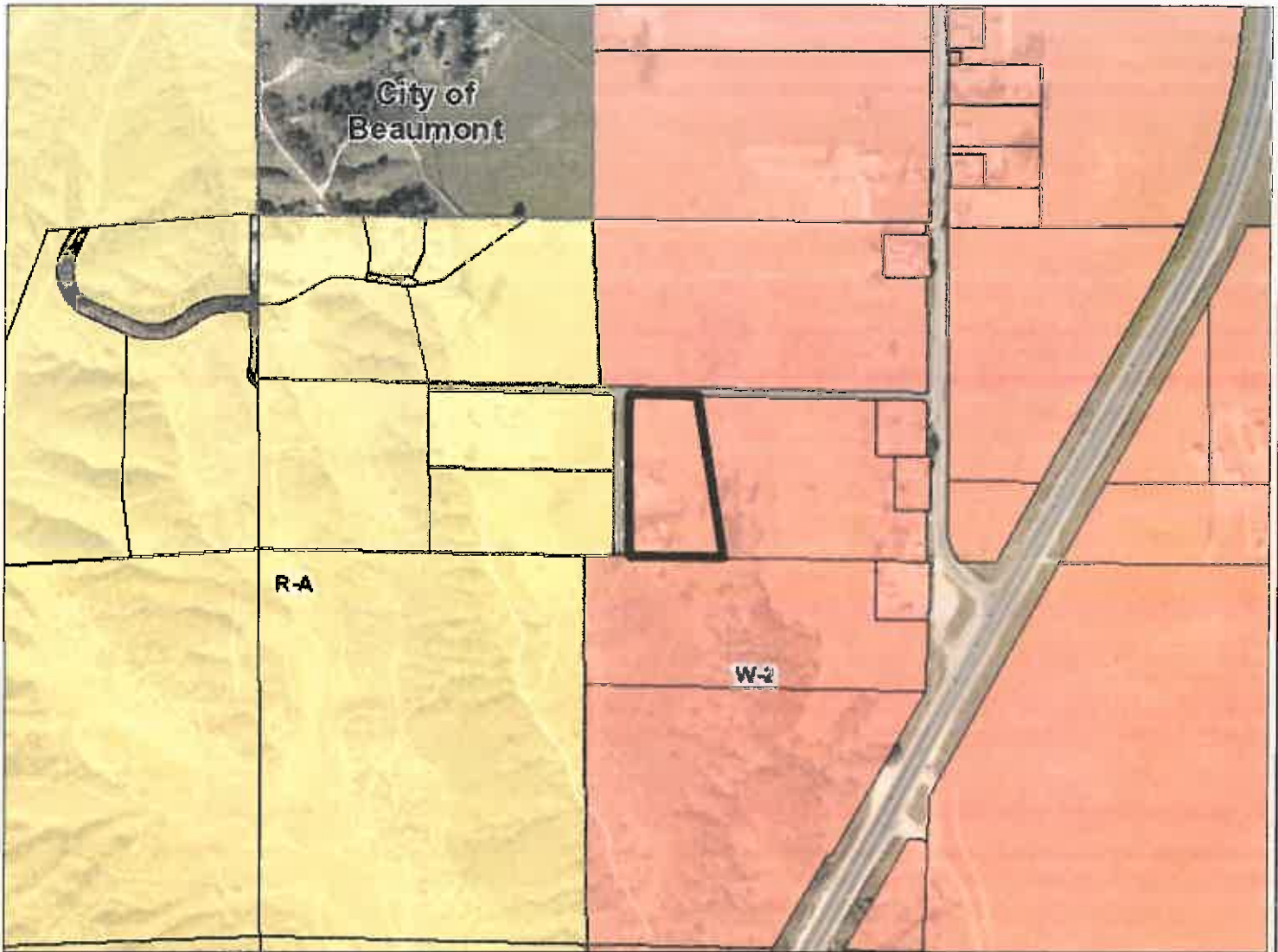
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Optional public hearing notices were mailed to property owners within 600-feet feet of the project site. As of the writing of this report, Planning Staff received one (1) telephone call from the public on July 29, 2020 for general informational purposes only which was addressed, no other written communication/phone calls from the community who indicated support/opposition to the proposed project has been received.

APPEAL INFORMATION

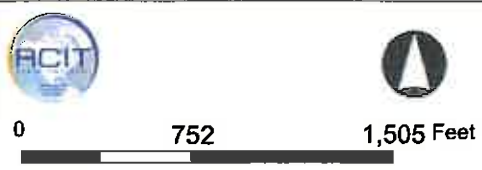
The decision of the Planning Director may be appealed to the Planning Commission within 10 calendar days after the date of the decision by the Planning Director. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing before the Planning Commission, not less than 10 days nor more than 60 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The Planning Commission shall render its decision within 30 days following the close of the hearing on the appeal and a copy thereof shall be mailed to the appellant.

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-2-20	
	A-2-5	
	A-D	
	A-P	
	A-P-10	
	A-P-2 1/2	
	A-P-5	
	C-1/C-P	
	C-C/V	
	C-O	
	M-H-2 1/2	
	M-H-5	
	M-M	
	M-M-3	
	M-M-5	
	M-R	
	M-R-A	
	M-SC	
	M-SC-1	
	M-SC-5	

Notes

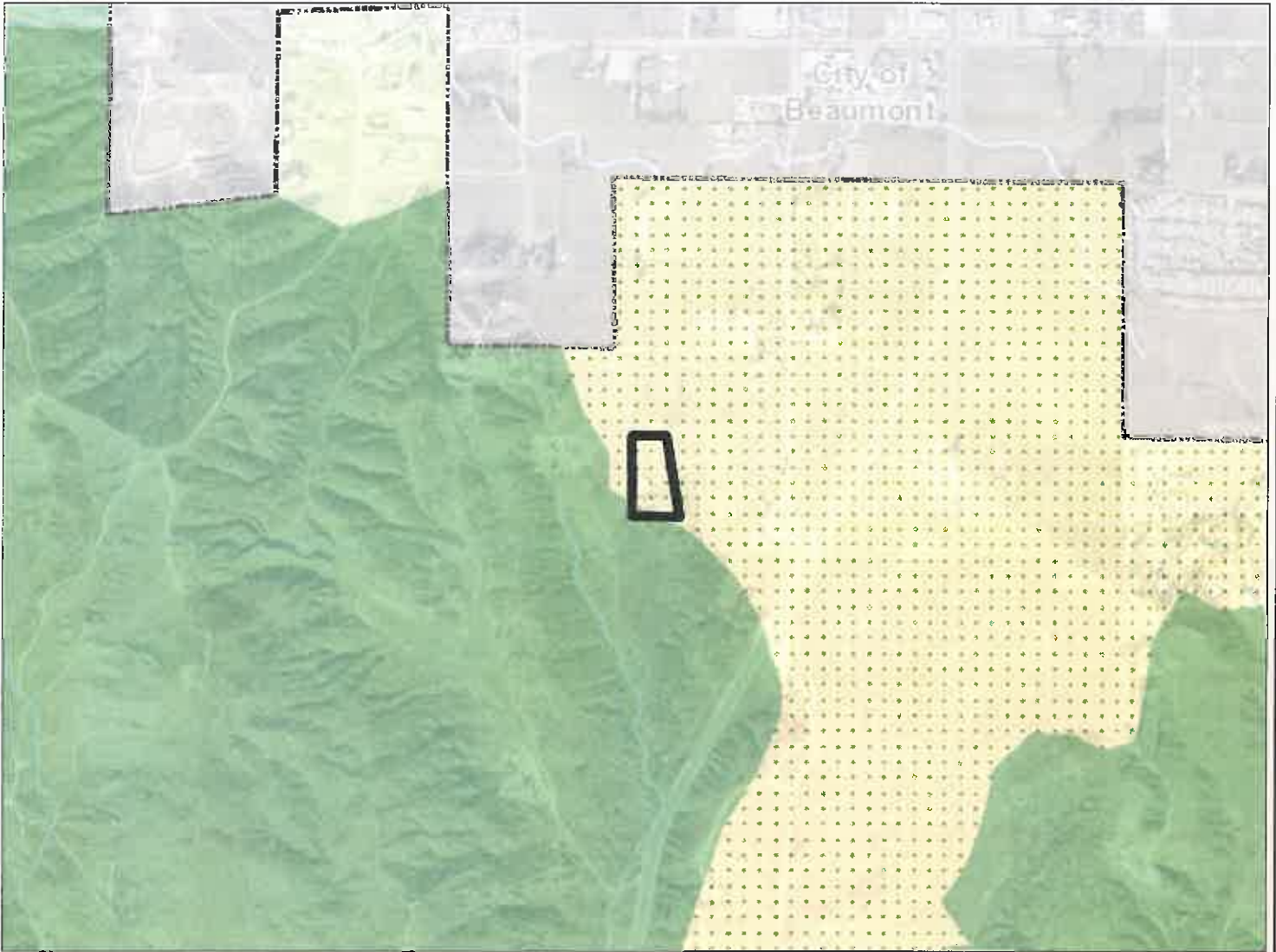


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General Plan Map



Legend

General Plan Land Use

- Rural Community - Estate Density
- Rural Community - Very Low
- Rural Community - Low Density
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential

- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

Notes



0 1,505 3,009 Feet

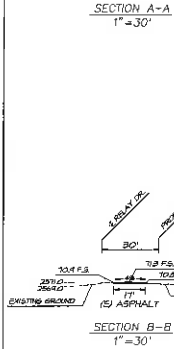
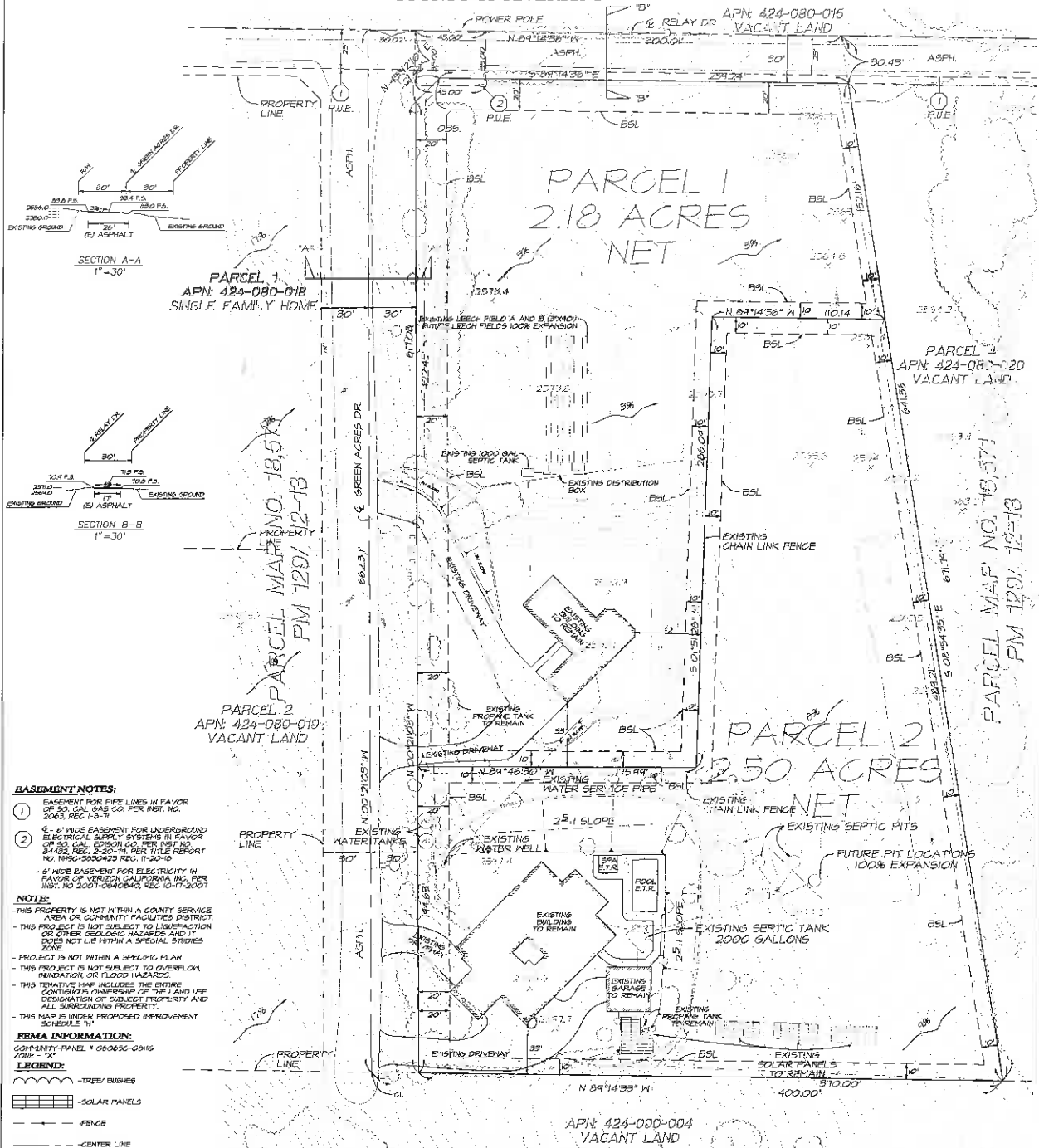
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TENTATIVE PARCEL MAP NO. 37664

COUNTY OF RIVERSIDE



BASEMENT NOTES:

- BASEMENT FOR PIPELINES IN FAVOR OF SO. CAL. GAS CO. PER INST. NO. 2065, REC. 1-9-77
- 6" VIDE EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS IN FAVOR OF SO. CAL. EDISON CO. PER INST. NO. 34420, REC. 2-20-78, PER TITLE REPORT NO. NPSG-5930429 REC. 11-20-78
- 6" VIDE BASEMENT FOR ELECTRICITY IN FAVOR OF VERIZON CALIFORNIA INC. PER INST. NO. 2001-0940840, REC. 10-17-2007

NOTE:

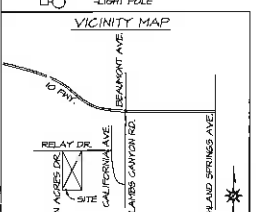
- THIS PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.
- THIS PROJECT IS NOT SUBJECT TO LIAISONACT OR OTHER GEOLOGIC HAZARDS AND IT DOES NOT LIE WITHIN A SPECIAL STUDIES ZONE.
- PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS.
- THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND USE DESIGNATION OF SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.
- THIS MAP IS UNDER PROPOSED IMPROVEMENT SCHEDULE "1"

FEMA INFORMATION:

COMMUNITY PANEL # 06-053C-0015
ZONE - "X"

LEGEND:

- TREES/BUSHES
- SOLAR PANELS
- FENCE
- CENTER LINE
- LIGHT POLE



NO.	REVISIONS	DATE	INITIAL

APPROVED BY: _____

DATE: _____

INITIAL: _____

OWNER OF RECORD
STACEY LOVE
1440 GREEN ACRES DRIVE
BEAUMONT, CA 92223
STACEY@BEAUMONT.ELECTRIC.COM
JIM@BEAUMONT.ELECTRIC.COM
(909) 208-7814

APPLICANT:
STACEY LOVE
1440 GREEN ACRES DRIVE
BEAUMONT, CA 92223
(909) 208-7814

ENGINEER/LAND SURVEYOR:
PAUL T. WELSH, P.E., L.S.
HARRIS & WELSH
CIVIL ENGINEERS & LAND SURVEYORS
34840 YUCAIPA BLVD.
YUCAIPA, CA 92399
(909) 797-5300

LEGAL DESCRIPTION:
THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:
PARCEL 3 OF PARCEL MAP 18,571, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 121, PAGE 12, AND 13 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, MORE COMMONLY KNOWN AS 1440 GREEN ACRES DR., BEAUMONT, CA 92223.

ASSESSORS PARCEL NUMBER:
424-080-020-4

PLAN PREPARED BY:
MASSARO & WELSH
CIVIL ENGINEERS & LAND SURVEYORS
34840 YUCAIPA BLVD.
YUCAIPA, CA 92399
(909) 797-5300

GROSS AREA OF PROJECT SITE:
5.37

NET AREA OF PROJECT SITE:
4.67

SCHOOL DISTRICT:
BEAUMONT UNIFIED SCHOOL DISTRICT

WATER SERVICE:
SAN BERNARDINO PASS WATER DISTRICT
EXISTING WATER METER

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
EXISTING SOLAR PANELS

GAS:
PE DRANE TANK

METHOD OF SEWAGE DISPOSAL:
SEPTIC TANK

TELEPHONE:
FRONTIER

CONCEPTUAL DRAINAGE:
SEPTIC TANK
SITE DRAINS IN A SHEET FLOW CONDITION TO THE NORTHWEST TOWARDS RELAY DRIVE.

EXISTING BUILDINGS:
(1) SINGLE FAMILY HOME TO REMAIN
(1) GARAGE TO REMAIN

SOURCE OF CONTOURS:
FIELD SURVEY BY SITE TECH, INC.

PREPARED FOR:
STACEY LOVE
1440 GREEN ACRES DRIVE
BEAUMONT, CA 92223
STACEY@BEAUMONT.ELECTRIC.COM
JIM@BEAUMONT.ELECTRIC.COM
(909) 208-7814

PREPARED: LINE 2014

PARCEL SIZE DATA:
NUMBER OF PARCELS: 2
PARCEL 1, 2.18 AC NET 2.81 ACRES 69029
PARCEL 2, 2.50 AC NET 2.69 ACRES 69028

ZONING:
R-2 CONTROLLED DEVELOPMENT AREA
MINIMUM LOT REQUIREMENTS:
50 FEET, 30,000 SQ FT
WIDTH, 100 FEET
DEPTH, 100 FEET
MINIMUM SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 10 FEET

GENERAL PLAN AND LAND USE:
GENERAL PLAN, RD-EDD RURAL COMMUNITY ESTATE DENSITY RESIDENTIAL
BUILDING INTENSITY RANGE, 2 ACRE MINIMUM
EXISTING LAND USE, TWO SINGLE FAMILY HOMES
MINIMUM SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 10 FEET

GRAPHIC SCALE 1"=30'

TENTATIVE PARCEL MAP NO. 37664
APN: # 424-080-020-4

SHEET 1 OF 1 SHEET



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

Juan C. Perez
Agency Director



08/31/20, 11:49 am

TPM37664

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37664. 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 TPM37664 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

The land division hereby permitted is a Schedule H parcel map to subdivide approximately 4.70 acres into two (2) parcels with proposed Parcel 1 at approximately 2.18 acres and Parcel 2 at approximately 2.50 acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 5th District Design Guidelines
3. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP: Tentative Map, Amended No. 1, dated June 2019

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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) {for GPAs, SPs, & SPAs
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

- 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)

E Health

E Health. 1 **ECP COMMENTS**

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

Flood

Flood. 1 **Flood Haz. Report**

Tentative Parcel Map TPM37664 is a proposal for a Schedule H subdivision of 4.7 acres into two parcels with parcel sizes of 2.5 acres and 2.2 acres. The parcels are located within the Beaumont/Banning area on southwest corner of Relay Drive and Green Acres Drive.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 5 acres. It appears that the parcels would be outside of the watercourse and the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions. If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts. All new construction should comply with all applicable ordinances.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or Hyang@rivco.org.

Planning

Planning. 1 **Gen - 90 Days to Protest**

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - 90 Days to Protest (cont.)

the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 Gen - 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 project 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 project, 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. 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 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. 3 Gen - 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. 4 Gen - Mt. Palomar Lighting Ord.

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 **Gen - Ord. No. 659 (DIF) (cont.)**

Planning. 5 **Gen - Ord. No. 659 (DIF)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each new residential unit to be constructed within this land division.

Planning. 6 **Gen - Zoning Standards**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Controlled Development Areas (W-2) Zone

Planning-CUL

Planning-CUL. 1 **If Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **Unanticipated Resources**

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Standard General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable 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.
2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. The Project shall install street name sign at the intersection of Relay Drive and Green Acres Drive in accordance with County Standard No. 816 and as directed by the Transportation Department.
4. 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.

Plan: TPM37664

Parcel: 424080020

50. Prior To Map Recordation

Planning

050 - Planning. 1 Gen - ECS Affected Lots Not Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 2 Gen - 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.

050 - Planning. 3 Gen - Final Map Preparer Not Satisfied

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

050 - Planning. 4 Gen - Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 5 Gen - 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 Gen - Quimby Fees Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the affected Recreation District 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 Gen - 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 2.00 gross acres. 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) zone, and with the Riverside County General Plan. D. All lot widths and lengths on the FINAL MAP shall comply with the W-2 zone.

Survey

050 - Survey. 1 FINAL MAP REQMTS Not Satisfied

Plan: TPM37664

Parcel: 424080020

50. Prior To Map Recordation

Survey

050 - Survey. 1 FINAL MAP REQMTS (cont.) Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

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.

The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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.

060 - BS-Grade. 3 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 for additional information and requirements.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting

Plan: TPM37664

Parcel: 424080020

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey (co Not Satisfied
season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENTS Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, 2 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

Plan: TPM37664

Parcel: 424080020

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLAN (cont.) Not Satisfied
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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT 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 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 Grading Report containing substantiating data from the Soils
Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as
appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer
certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County
inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final
reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to
stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied
Prior to issuance of the building permit, clearance must be obtained from the Department of
Environmental Health.

Planning

080 - Planning. 1 Gen - School Mitigation Not Satisfied
Impacts to the Beaumont Unified School District shall be mitigated in accordance with California State
law.

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED Not Satisfied
This condition applies if a grading permit is not required.
An approved WQMP is required prior to any grading or building permit, if the development of the parcel

Plan: TPM37664

Parcel: 424080020

80. Prior To Building Permit Issuance

Transportation

080 - Transportation.	1	SUBMIT WQMP IF REQUIRED (cont.)	Not Satisfied
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meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade.	1	PRECISE GRADE APPROVAL	Not Satisfied
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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 and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site 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.

Planning

090 - Planning.	1	Gen - Quimby Fees	Not Satisfied
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The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

090 - Planning.	2	Gen - Underground Utilities	Not Satisfied
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All utility extensions within a parcel shall be placed underground.

Transportation

090 - Transportation.	1	WQMP COMPLETION IF REQUIRED	Not Satisfied
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If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation.	2	WRCOG TUMF	Not Satisfied
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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.

DEVELOPMENT ADVISORY COMMITTEE
1st CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Ct. Suite H
Palm Desert, CA 92211

DATE: January 8, 2019

TO:

Riv. Co. Trans Dept.
Riv. Co. Trans Dept.-Survey
Riv. Co. E Health Dept.
Riv. Co. Fire Department
Riv. Co. Regional Parks

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology/Paleontology Section

P.D. Archaeology Section
Riverside County Flood
5th District Supervisor

TENTATIVE PARCEL MAP NO. 37664 – CEQA Exempt – Owner/Applicant: Jim & Stacey Love – Eng/Rep: Paul Welsh, P.E., L.S. – Fifth Supervisorial District – Beaumont-Banning Zoning District – The Pass Area Plan: Rural: Rural Community-Estate Density Residential (RC-EDR) (2 Acre Minimum) & Rural Mountainous (RM) - Location: North of State Highway 79, south of Relay Drive, west of California Avenue at 14490 Green Acres Drive – 4.67 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST: Tentative Parcel Map No. 37664** is a Schedule H parcel map proposing to subdivide 4.67 acres into two (2) parcels with parcel sizes of 2.52 acres and 2.15 acres. The site contains an existing residence and second dwelling unit. Property is located within a County Fault Zone. APN: 424-080-020. Related Cases: SUP01378. **BBID: 895-080-429**

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on March 7, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Jay Olivas, Project Planner at (760) 863-7050, or e-mail at jolivas@rivco.org / MAILSTOP #: 4036

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.*

CG 087911

TPM 37604

CEA 190004



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Jim and Stacey Love

Contact Person: Jim Love E-Mail: jim@beaumontelectric.com

Mailing Address: 14490 Green Acres Dr.

<u>Beaumont</u>	<small>Street</small> <u>CA</u>	<u>92223</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 208-7674 Fax No: () N/A

Engineer/Representative Name: Paul Welsh, P.E., L.S.

Contact Person: Paul Welsh, P.E., L.S. E-Mail: pw@massaroandwelsh.com

Mailing Address: 34840 Yucaipa Blvd.

<u>Yucaipa</u>	<small>Street</small> <u>CA</u>	<u>92399</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 797-5300 Fax No: () N/A

Property Owner Name: Stacey Love

Contact Person: Jim Love E-Mail: jim@beaumontelectric.com

Mailing Address: 14490 Green Acres Dr.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Beaumont Street 92223
City CA State ZIP
Daytime Phone No: (909) 208-7674 Fax No: () N/A

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

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

Stacey Love
PRINTED NAME OF PROPERTY OWNER(S)
Signature of Stacey Love
SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 424-080-020-4
Approximate Gross Acreage: 5.32

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Lambs Canyon Road, South of Relay Dr., East of Green Acres Dr., West of California Ave.

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 2 AC
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 1 dwelling units per 2 acre.

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

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

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

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

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Jim Love

Address: 14490 Green Acres Dr. Beaumont, CA 92223

Phone number: (909) 208-7674

Address of site (street name and number if available, and ZIP Code): 14490 Green Acres Dr. 92223


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 424-080-020-4

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

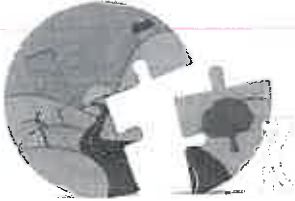
Regulatory Identification number: N/A

Date of list: N/A

Applicant: X  Date X 12/27/18

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

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.

x Stacey Love 12/27/18
Property Owner(s) Signature(s) and Date

Stacey Love
Printed Name of Owner

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

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *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.

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.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: January 7, 2019 PARCELS/LOTS: 2
TRACT/PARCEL MAP #: 37664 ZONING: W-2
APN: 424-080-020-4 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 _____ WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED _____
- 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 _____ SEWER SYSTEM AS PER LETTER DATED _____
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, L240-001 DATED January 19, 2006 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: Map exhibit must be revised to indicate water service to be supplied by onsite well(s) and wastewater will be onsite wastewater treatment systems (OWTS)

Mark Albi
ENVIRONMENTAL HEALTH SPECIALIST

Received by: email

RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department no later than 5:00 P.M. on **July 28, 2020**. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.**

If no public hearing is requested by the aforementioned date, the Planning Director's decision is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to the interested parties.

TENTATIVE PARCEL MAP NO. 37664, Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) and Section 15061 (Common Sense Exemption), is an application submitted by Jim & Stacey Love for property located in the Controlled Development Areas (W-2) Zone, located in the Pass Area Plan, with land use designation of Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum), Fifth Supervisorial District, located northerly of State Highway 79, southerly of Relay Drive, westerly of California Avenue, and more specifically located at 14490 Green Acres Drive, in the unincorporated community of Lamb Canyon, and pursuant to Ordinance No. 460, Riverside County Subdivision Ordinance, proposes a Schedule H parcel map to subdivide approximately 4.70 acres into two (2) parcels with proposed Parcel 1 at approximately 2.18 acres and Parcel 2 at approximately 2.50 acres. The overall 4.70 acre site currently contains an existing residence and accessory dwelling unit.

For further information regarding this project, please contact Jay Olivas, Urban Regional Planner at (760) 863-7050 or e-mail jolivas@rivco.org. If you have any comments to submit or wish to request a public hearing, please respond to the bottom portion of this sheet, responses may be sent electronically to jolivas@rivco.org at the Planning Department by the above-mentioned date.

.....
TPM37664, (Tentative Parcel Map)

- 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.

PRINTED NAME

SIGNATURE

PRINT STREET ADDRESS

PRINT CITY/STATE/ZIP

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 14, 2020,

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

APN (s) or case numbers TPM37664 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

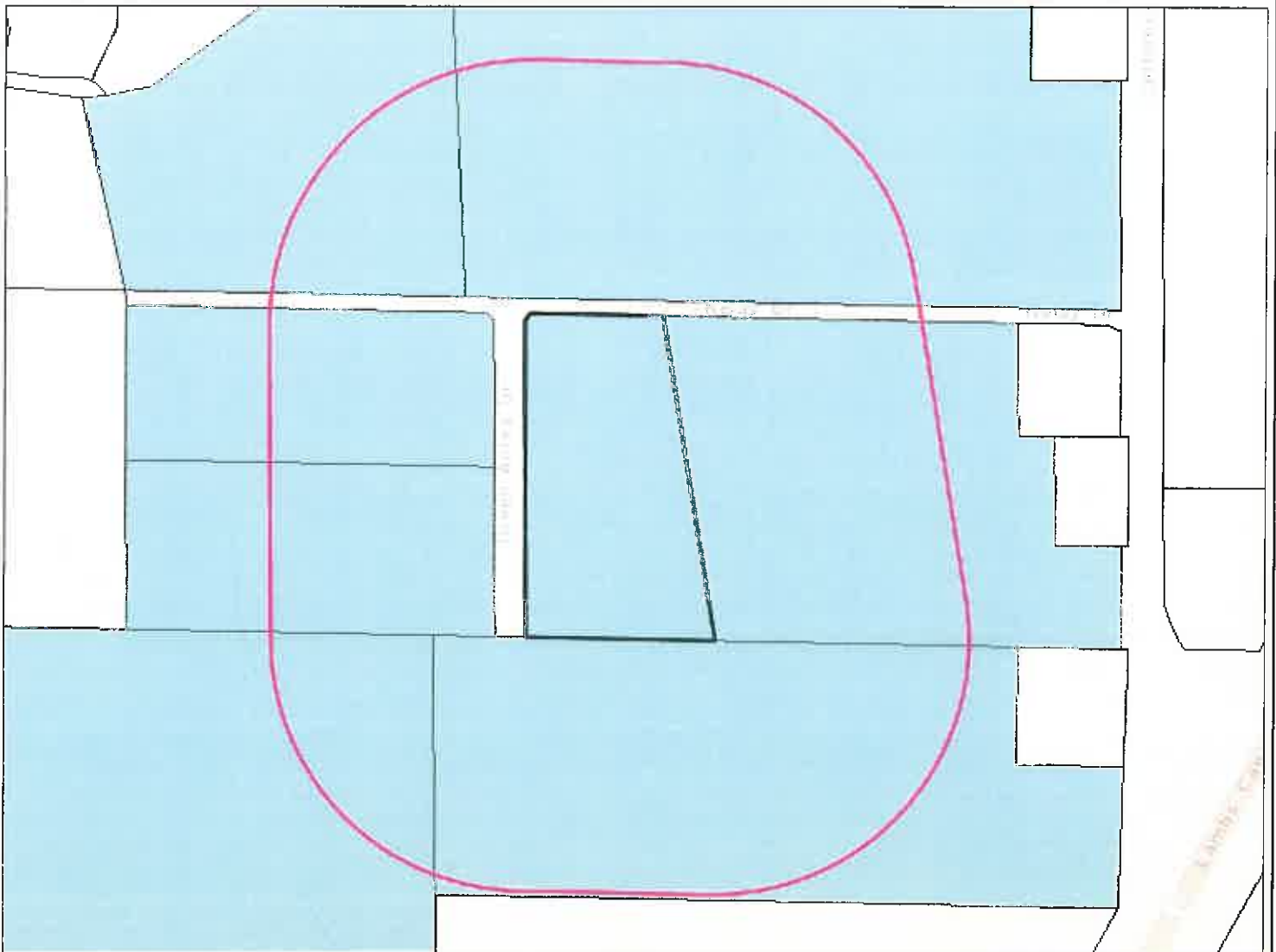
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM37664 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 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... 7/14/2020 1:59:04 PM

© Riverside County RCIT

424080014
ROBERT H. JENSEN
14265 CALIFORNIA AVE
BEAUMONT CA 92223

424080015
CENOZ & PEREZ
10481 OVERLAND TR
CHERRY VALLEY CA 92223

424080018
JERRY D. LEFEVRE
515 LUCILLE CT
BEAUMONT CA 92223

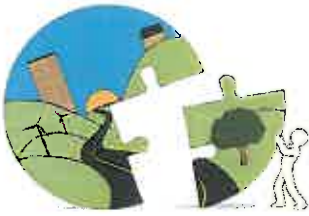
424080019
C & U FORTUNE CAPITAL
1100 CAPITAL AVE
PLANO TX 75074

424080020
STACEY L. LOVE
14490 GREEN ACRES DR
BEAUMONT CA 92223

424080021
NATHAN D. GUERRIERO
P O BOX 686
BEAUMONT CA 92223

424090003
AMRE CORP
P O BOX 1010
BLUE JAY CA 92317

424090004
WILLIAM H. BAKER
P O BOX 790118
VIRGIN UT 84779



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 77588 El Duna Court
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92211
Riverside, CA 92502-1409

Project Title/Case No.: TPM37664

Project Location: North of State Highway 79, south of Relay Drive, west of California Avenue, at 14490 Green Acres Drive.

Project Description: The Tentative Parcel Map is to allow a Schedule H parcel map proposing to subdivide approximately 4.70 acres into two (2) parcels with proposed Parcel 1 at approximately 2.18 acres and Parcel 2 at approximately 2.50 acres. The overall 4.70 acre site currently contains an existing residence and accessory dwelling unit.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Jim and Stacey Love 14490 Green Acres Drive Beaumont, CA 92223

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 (Sec. 15061 & 15315)
- Statutory Exemption (_____)
- Other: _____

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) and Section 15061 (Review for Exemption).

The 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are as follows:

- 1) Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located in Census Tract 438.22 has a minimum density of 1,000 persons per square mile including within adjacent City of Beaumont. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criteria.

NOTICE OF EXEMPTION

- 2) The Project site must be zoned for residential, commercial or industrial uses. The Project site is zoned Controlled Development Areas (W-2) and contains existing single-family residential uses. The project meets this criteria.
- 3) The land division must be for four or fewer parcels. The applicant is proposing to subdivide the 4.70 acre site into two (2) parcels that is developed with existing single-family residences. The proposed Project meets this criteria.
- 4) The land division shall be in conformance with the General Plan and Zoning Ordinance. The proposed Project's land use designation is Rural Community: Estate Density Residential, 2.0 Acres minimum lot size. Proposed lot sizes of 2.15 acres comply the minimum lot size requirements and is existing urbanized development considered to be an infill lot. The zoning classification is Controlled Development Areas (W-2), minimum 20,000 square feet. The Project meets this criteria.
- 5) No variances or exceptions can be a part of this land division. The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) All services and access must be available to the Project site. The Project site has direct access from Green Acres Drive. All services will be available to the project site including well water and septic systems. The Project meets this criteria.
- 7) The Project site was not involved in a division of a larger parcel in the previous two years. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) The Project site does not have an average slope greater than 20%. Calculation of the site's topography determined that the parcel does not have an average slope greater than 1.0%. The Project meets this criteria.

Also, the proposed parcel map is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed parcel map with two existing dwellings creating two (2) 2.0 acre parcels may have a significant effect on the environment, because the proposed project proposes no new construction other than potential minor accessory residential structures located on flat topography that is previously disturbed and will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map with 2-existing dwelling units have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

Additionally, no exception to the CEQA 15315 or 15061 Exemptions applies, since the proposed project site is not located within a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, there are no flood zones on the subject property, and not being located in an airport compatibility plan, and the project is not a hazardous waste site.

Because the proposed land division meets the criteria of Section 15315 and Section 15061 Tentative Parcel Map No. 37664 is exempt from CEQA and no further environmental review is required

The project site is located within a county fault zone, however, the existing dwellings homes were previously constructed with County of Riverside Building & Safety Department California Building Codes including for the permanent foundations, to addresses any potential fault zone impacts. Also no known fault lines existing on the subject property. The existing fault zone therefore does not qualify as an unusual circumstance and is not considered CEQA mitigation

Cultural resources are not present on the site, however, in an abundance of caution, several standard conditions of approval have been applied to the project that will ensure protection of any of these resources. These conditions such as 60.Planning pertain to cultural sensitivity training, monitors on-site, procedures to take in terms of protection of the resources if discovered during earth moving activities, placement of temporary fencing, and additional surveys. No earthmoving activities are proposed.

Jay Olivas _____ 760-863-8271 _____
County Contact Person *Phone Number*

 Signature Title Date
 Project Planner August 31, 2020

Date Received for Filing and Posting at OPR: _____

**INVOICE (INV-00122213)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Stacey Love

14490 Green Acres Dr
Beaumont, Ca 92223

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00122213	08/31/2020	08/31/2020	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200034	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
14492 Green Acres Dr Beaumont, CA 92223	SUB TOTAL	\$50.00

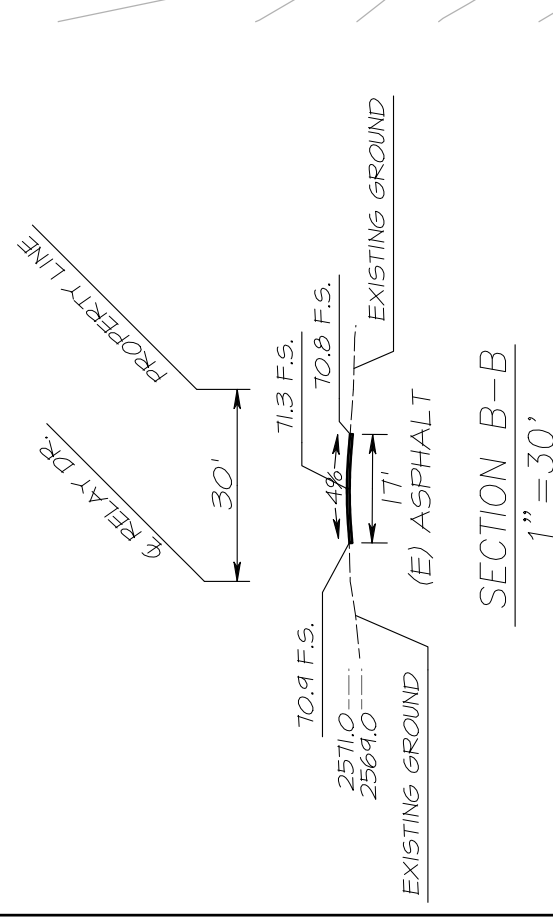
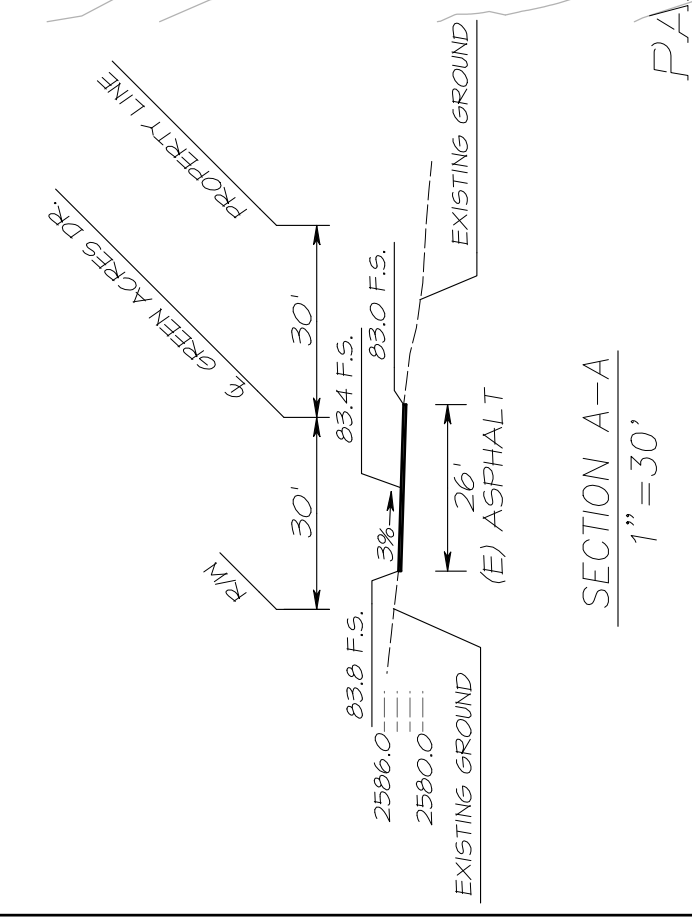
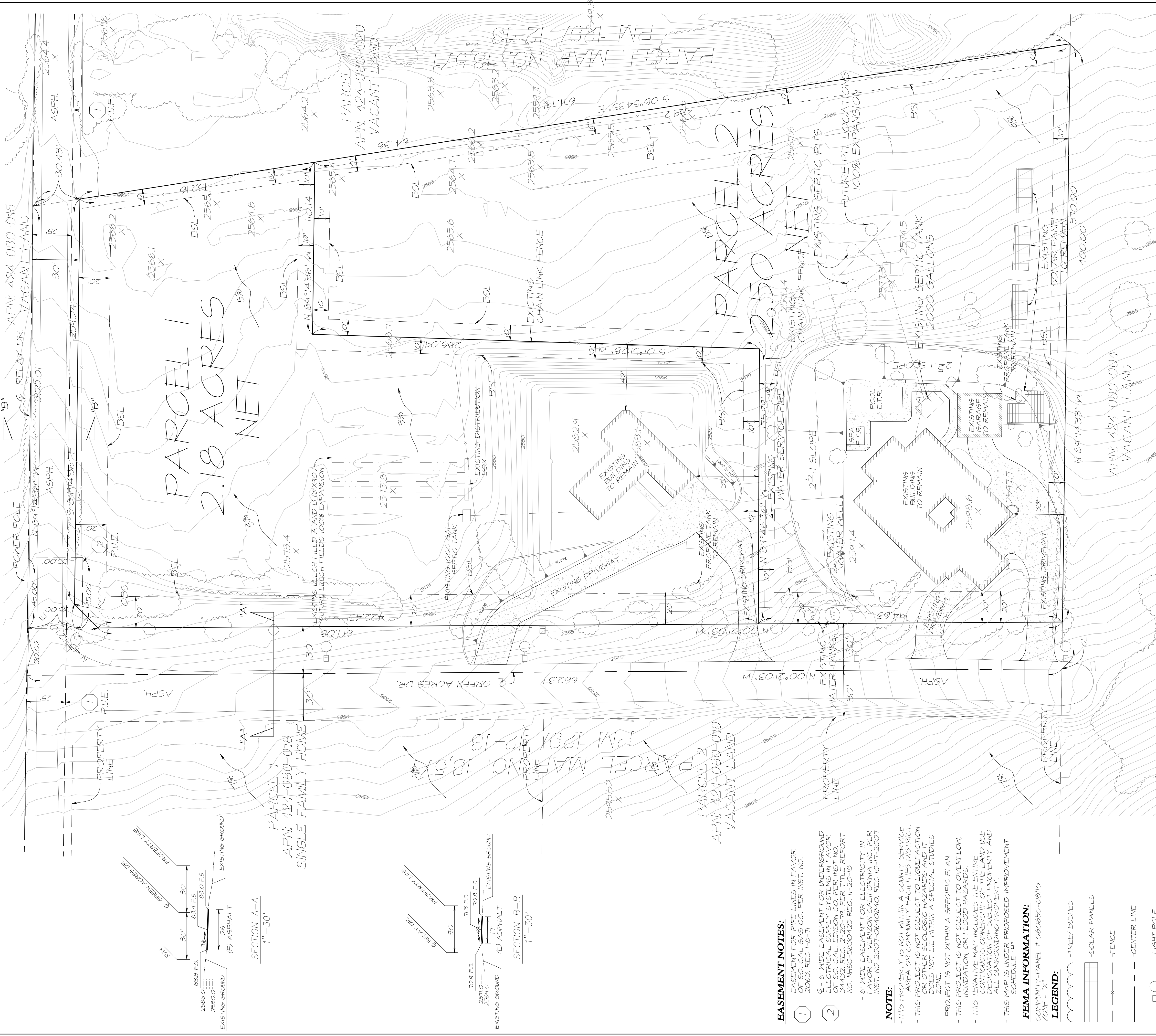
TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.

TENTATIVE PARCEL MAP NO. 37664

COUNTY OF RIVERSIDE



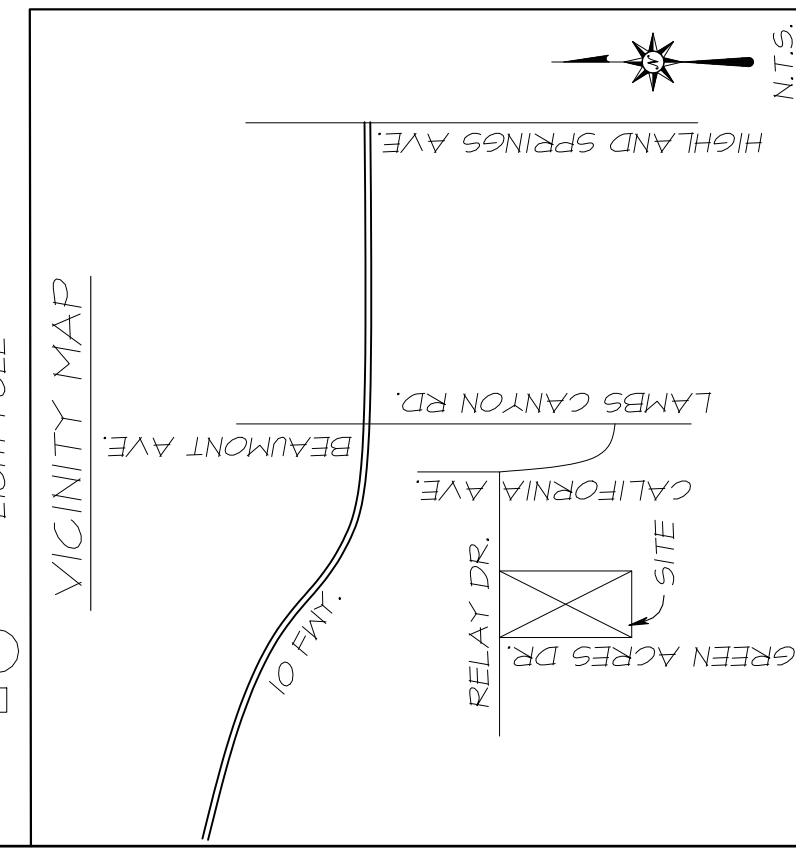
- EASEMENT NOTES:**
- EASEMENT FOR PIPE LINES IN FAVOR OF SO. CAL. GAS CO. PER INST. NO. 2063, REC 1-8-71
 - 6" - 6" WIDE EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS IN FAVOR OF SO. CAL. EDISON CO. PER INST. NO. 34432, REC. 2-20-79, PER TITLE REPORT NO. 14953-3680425 REC. 11-20-18

NOTE:

- THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.
- THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND IT DOES NOT LIE WITHIN A SPECIAL STUDIES ZONE.
- PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- THIS TENTATIVE PARCEL MAP IS FOR PRELIMINARY DESIGNATION OF SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.
- THIS MAP IS UNDER PROPOSED IMPROVEMENT SCHEDULE "H".

FEMA INFORMATION:
COMMUNITY PANEL # 060635-0818
ZONE # X

- LEGEND:**
- TREE / BUSHES
 - SOLAR PANELS
 - FENCE
 - CENTER LINE
 - LIGHT POLE



NO.	REVISIONS	DATE	INITIAL

APPROVED BY: _____

PAUL T. WELSH, P.E., L.S.
EXPIRATION DATE: 6/30/21



OWNER OF RECORD
STACEY LOVE GREEN ACRES DRIVE
BEAUMONT, CA 92223
STACEY@BEAUMONTELECTRIC.COM
JIM@BEAUMONTELECTRIC.COM
(909) 208-1614

APPLICANT:
STACEY LOVE
14490 GREEN ACRES DRIVE
BEAUMONT, CA 92223
(909) 208-1614

ENGINEER/LAND SURVEYOR:
PAUL T. WELSH, L.S.
MASSARO & WELSH LAND SURVEYORS
CIVIL ENGINEERS
34840 YUCAIPA BLVD.
YUCAIPA, CA 92384
(909) 797-5500

LEGAL DESCRIPTION:
THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

PARCEL 3 OF PARCEL MAP 19571, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND PARCELS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ASSESSORS PARCEL NUMBER:
428-080-020-4

PLAN PREPARED BY:

MASSARO & WELSH
CIVIL ENGINEERS LAND SURVEYORS
34840 YUCAIPA BLVD.
YUCAIPA, CA 92389
(909) 797-5500

PREPARED: JUNE 2019

GROSS AREA OF PROJECT SITE:
5.32

NET AREA OF PROJECT SITE:
4.67

SCHOOL DISTRICT:
BEAUMONT UNIFIED SCHOOL DISTRICT

WATER SERVICE:
SAN GORGONIO PASS WATER DISTRICT

ELECTRIC:
SOUTHERN CALIFORNIA EDISON

GAS:
SOUTHERN CALIFORNIA EDISON

METHOD OF SEWAGE DISPOSAL:
SEPTIC TANK

TELEPHONE:
FRONTIER

CONCEPTUAL DRAINAGE:
SITE DRAINS IN A SHEET FLOW CONDITION TO THE NORTHEAST TOWARDS RELAY DRIVE.

EXISTING BUILDINGS:
(1) SINGLE FAMILY HOME TO REMAIN
(2) GARAGE TO REMAIN

SOURCE OF CONTOURS:
FIELD SURVEY BY SITE TECH, INC.

PARCEL SIZE DATA:
NUMBER OF PARCELS: 2

PARCEL 1, 2.18 AC NET 2.84 ACRES GROSS
PARCEL 2, 2.50 AC NET 2.63 ACRES GROSS

ZONING:
M-2: CONTROLLED DEVELOPMENT AREA

MINIMUM LOT REQUIREMENTS:
50. FEET, 20,000 SQ FT
WIDTH, 100 FEET
DEPTH, 150 FEET

MINIMUM SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 10 FEET

GENERAL PLAN AND LAND USE:
GENERAL PLAN: (R)-EDR) RURAL COMMUNITY
ESTATE DENSITY RESIDENTIAL

BUILDING INTENSITY RANGE: 2 ACRE MINIMUM
EXISTING LAND USE: TWO SINGLE FAMILY HOMES

MINIMUM SETBACKS:
FRONT: 20 FEET
SIDE: 10 FEET
REAR: 10 FEET

GRAPHIC SCALE:
1" = 30'

PROJECT:

STACEY LOVE GREEN ACRES DRIVE
BEAUMONT, CA 92223
STACEY@BEAUMONTELECTRIC.COM
JIM@BEAUMONTELECTRIC.COM
(909) 208-1614

TENTATIVE PARCEL MAP NO. 37664
A.P.N. # 424-080-020-4

SHEET 1 OF 1 SHEET