

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



ITEM: 1.2
(ID # 14186)

MEETING DATE:

Tuesday, February 09, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37468 – 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) – Applicant: Jacob Beaty – Eng./Rep: JHA Engineering - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1-Acre Minimum) - Location: North of El Portal, east of Vista Del Sol, west of Via Las Palmas at 31495 Via Las Palmas – 2.81 Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: Tentative Parcel Map No. 37468 is a Schedule H parcel map to subdivide approximately 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each. District 4. [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 August 18, 2020.

ACTION: Consent


John Hildebrand 1/29/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: February 9, 2021
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:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The application for the Tentative Parcel Map was applied for on November 14, 2018, and is a Schedule H parcel map to subdivide approximately 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each

The project site has a Land Use Designation of Community Development: Very Low Density Residential (CD: VLDR) (1-Acre Minimum) and is zoned Controlled Development Areas (W-2). The project site is surrounded by properties with land use designations of Rural Residential (RR) to the east, Medium Density Residential (MDR) to the west, Mixed Use Area (MU) to the west, and Public Facilities (PF) to the southeast. In addition, the project site is zoned Controlled Development Areas (W-2) and is surrounded by properties with a zoning classification of Controlled Development Areas (W-2) to the north and east, One Family Dwellings (R-1) to the west, and General Residential (R-3-6000) to the south.

The overall 2.81-acre site currently contains an existing primary residence of approximately 2,912 square feet. No grading is proposed as result of the tentative parcel map other than flood elevation for future house pad. The project is not located within a fault zone, and future structures shall be constructed in compliance with California building codes.

The surrounding land in the area consists of single-family dwellings, utility substation, and vacant land.

The project held a Development Advisory Committee internal review meeting on January 17, 2019. All department corrections and clearances have been received.

The project was approved by the Planning Director at the Desert Office on August 18, 2020. The project was found to be CEQA Exempt based on findings in the attached staff report. A 10-day optional hearing notice was mailed to surrounding landowners within 300-feet of the property boundaries. August 17, 2020 was the public comment deadline indicated in the optional hearing notice. No public comment was received, or public hearing requested by the

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


comment deadline in the optional hearing notice, therefore Tentative Parcel Map No. 37468 was approved.

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. 37468



Jason Farin, Principal Management Analyst 2/2/2021

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 **August 17, 2020**. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another 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 interested parties.

TENTATIVE PARCEL MAP NO. 37468, 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 Jacob A. Beaty, for property located in the Fourth Supervisorial District, Thousand Palms Zoning District, Western Coachella Valley Community Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1-Acre Minimum), and generally located north of El Portal, east of Vista Del Sol, and west of Via Las Palmas, and more specifically located at 31495 Via Las Palmas, in the Controlled Development Areas (W-2) Zone, and pursuant to Ordinance No. 460, Riverside County Subdivision Ordinance, proposes a Schedule H parcel map to subdivide approximately 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each.

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, and send any response electronically via Email to jolivas@rivco.org at the Planning Department by the above-mentioned date.

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TPM37468, (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.

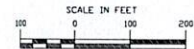
<hr/> <u>PRINTED NAME</u>	<hr/> <u>SIGNATURE</u>
<hr/> <u>PRINT STREET ADDRESS</u>	<hr/> <u>PRINT CITY/STATE/ZIP</u>

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

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

TENTATIVE PARCEL MAP NO. 37468

BEING A SUBDIVISION OF PARCEL 18 OF RECORD OF SURVEY
14, PAGE 72, OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
SECTION 17 TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.



LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF PARCEL 18 OF RECORD OF SURVEY 14, PAGE 72 INCLUDING, OF RECORD OF RIVERSIDE COUNTY, CALIFORNIA

EXISTING GENERAL PLAN DESIGNATION:

NOT IN A GENERAL PLAN POLICY AREA

EXISTING ZONING DESIGNATION:

W-2

EXISTING LAND USE:

WDR

OWNER:

PAUL MC CONNOR
P.O. BOX 948
THOUSAND PALMS, CA 92278

DIVIDER:

JACOB BEATY
P.O. BOX 388
THOUSAND PALMS, CA 92278
PHONE: (760) 375-0918
EMAIL: JBEATY@PUNJON.COM

ASSESSOR'S PARCEL NO.:

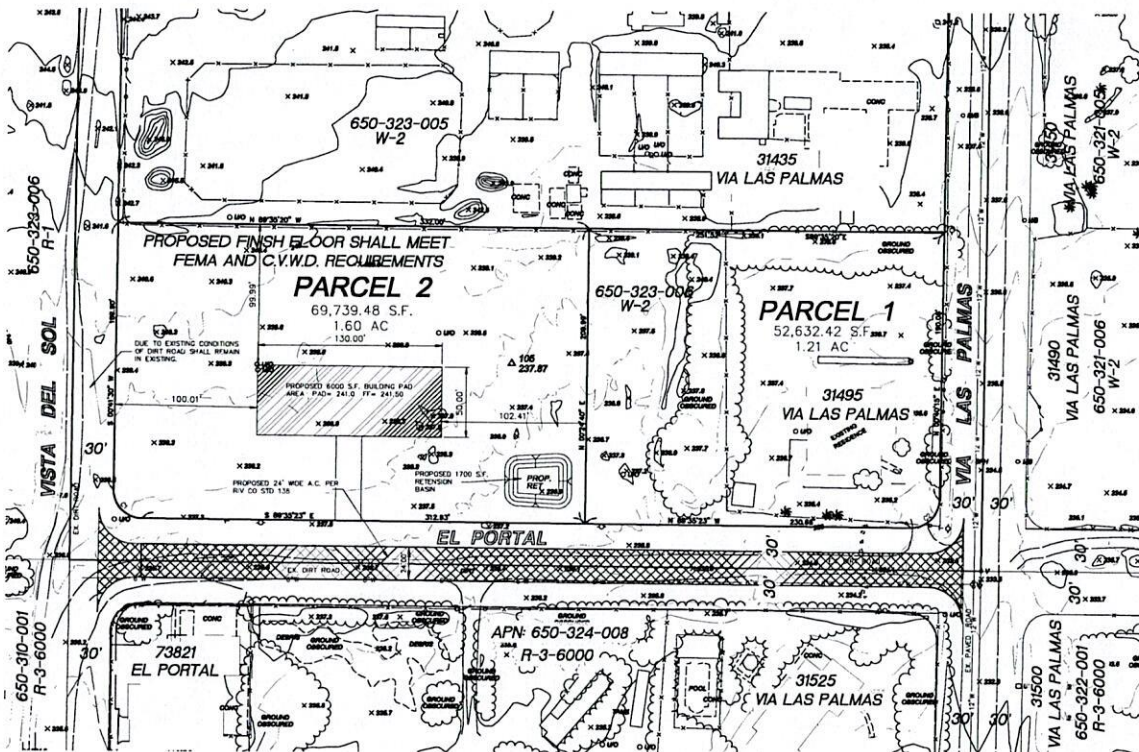
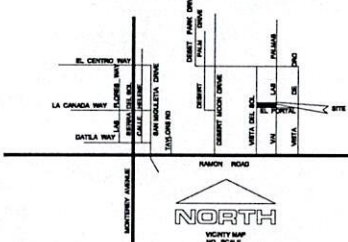
APN 650-323-006 Parcel 18 PG 1477

NOTES:

- TOTAL GROSS SITE AREA 123,271.80 S.F. 2.80 AC.
- FEMA MAP 0903C/10000 04/20/2008 ZONE: AO-1 FOOT, VEL: 3 FFS

UTILITY PURVEYORS:

WATER: COACHELLA VALLEY WATER DISTRICT
SEWER: SEPTIC
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: SPECTRUM
ELECTRICITY: SOUTHERN CALIFORNIA Edison COMPANY
SCHOOL DISTRICT: DESEY SAND UNIFIED SCHOOL DISTRICT



CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	97°15'22"	20.97	19.91	31.37
C2	82°44'22"	20.95	19.91	31.37



DIG ALERT
DIAL TOLL FREE
1-800-227-2800
AT LEAST TWO DAYS
BEFORE YOU DIG

BENCHMARK:
THE IR BANNER BEING IN THE TOP OF CURB AS IT SOUTH OF THE S.C.A. AT INTERSECTION OF BOB HOPE DR AND RAMON ROAD IN FRONT OF FIRE HYDRANT.
NAD83 84 344.88 EASING NAD83 84 347.18

BASIS OF BEARINGS:
BEING THE CENTERLINE OF VIA LAS PALMAS BEING N 0°00'00" E, AS SHOWN ON RECORD OF SURVEY 14, PAGE 72, OFFICIAL RECORD OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

JHA ENGINEERS
Consulting Civil Engineers & Surveyors

43583 Monterey Avenue
Suite 7
Palm Desert, Ca. 92260
Phone: 760-345-1352
jacob@jhaengineering.com

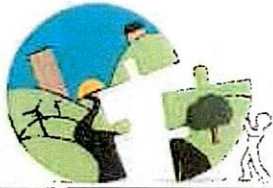
DATE	BY	DESCRIPTION	APP'D	DATE	DESIGNED	SCALE
						1"=40'

UNAUTHORIZED CHANGES & USES:
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE: 10/15/2019
JOB NUMBER: 17-5206
TOP: JACOB BEATY

COUNTY OF RIVERSIDE
**TENTATIVE PARCEL MAP
NO. 37468
SCHEDULE 'H'**

SHEET
1
OF 1 SHEETS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No. X.X

Director's Decision: August 18, 2020

PROPOSED PROJECT

Case Number(s): TPM37468
CEQA Exempt Sections 15061 & 15315
Area Plan: Western Coachella Valley
Zoning Area/District: Thousand Palms District
Supervisory District: Fourth District
Project Planner: Jay Olivas
Project APN(s): 650-323-006

Applicant(s): Jacob A. Beatty

Eng/Rep.: JHA Engineers

APPROVED
 AUG 18 2020
 BY THE PLANNING DIRECTOR

John Earle Hildebrand,
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37468 proposes a Schedule H parcel map to subdivide approximately 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each.

The project site is located north of El Portal, east of Vista Del Sol, and west of Via Las Palmas, and more specifically located at 31495 Via Las Palmas in the unincorporated community of Thousand Palms.

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. 37468, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR) (1 Acre Min.)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses:	
North:	MDR
East:	MDR
South:	MDR
West:	MDR
Existing Zoning Classification:	
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications:	
North:	R-1
East:	W-2
South:	R-1
West:	W-2
Existing Use:	One Family Dwelling Unit
Surrounding Uses:	
North:	SFR; Vacant land
South:	SFR; Vacant land
East:	SFR; Vacant land
West:	SFR; Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	2.81 acres	1 Acre Minimum
Existing Building Area (SQFT):	2,912	750
Building Height (FT):	20-feet	40-feet
Proposed Minimum Lot Size:	1.21 & 1.60	1.0 Acres
Total Proposed Number of Lots:	Two (2)	N/A

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
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	2,912	2-spaces per dwelling	2	2
TOTAL:	5,114 SF			

Located Within:

City's Sphere of Influence:	Yes – Cathedral City
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
WRMSHCP Conservation Boundary:	No
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:

The application for the Tentative Parcel Map was applied for on November 14, 2018, and is a Schedule H parcel map to subdivide approximately 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each

The project site has a Land Use Designation of Community Development: Very Low Density Residential (CD: VLDR) (1-Acre Minimum) and is zoned Controlled Development Areas (W-2). The project site is surrounded by properties with land use designations of Rural Residential (RR) to the east, Medium Density Residential (MDR) to the west, Mixed Use Area (MU) to the west, and Public Facilities (PF) to the southeast. In addition, the project site is zoned Controlled Development Areas (W-2) and is surrounded by properties with a zoning classification of Controlled Development Areas (W-2) to the north and east, One Family Dwellings (R-1) to the west, and General Residential (R-3-6000) to the south.

The overall 2.81-acre site currently contains an existing primary residence of approximately 2,912 square feet. No grading is proposed as result of the tentative parcel map other than flood elevation for future house pad. The project is not located within a fault zone, and future structures shall be constructed in compliance with California building codes.

The surrounding land in the area consists of single-family dwellings, utility substation, and vacant land.

The project held a Development Advisory Committee internal review meeting on January 17, 2019. All department corrections and clearances have been received.

The project was approved by the Planning Director at the Desert Office on August 18, 2020. The project was found to be CEQA Exempt based on findings in the attached staff report. A 10-day optional hearing notice was mailed to surrounding landowners within 300-feet of the property boundaries. August 17, 2020 was the public comment deadline indicated in the optional hearing notice. No public comment was received, or public hearing requested by the comment deadline in the optional hearing notice, therefore Tentative Parcel Map No. 37468 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 an 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 in Census Tract 445.05 has a minimum density of 1,000 persons per square mile including within the adjacent Cities of Cathedral City/Palm Desert. 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 these 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 criterion.
- 3) The land division must be for four or fewer parcels. The applicant is proposing to subdivide the 2.81-acre site into two (2) parcels that is developed with existing and proposed single-family residences. The proposed Project meets this criterion.
- 4) The land division shall be in conformance with the General Plan and Zoning Ordinance. The proposed Project's land use designation is Very Low Density Residential, 1.0 Acres minimum lot size. Proposed lot sizes of minimum 1.0 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 criterion.
- 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 criterion.
- 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 criterion.
- 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 criterion.
- 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 criterion.

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 an existing dwelling creating two (2) parcels may have a significant effect on the environment, because the proposed project proposes no new construction other than potential single-family dwelling and 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 1-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, and project is not 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. 37468 is exempt from CEQA and no further environmental review is required

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

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-CUL.2-Unanticipated Resources 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 Community Development: Very Low Density Residential (CD: VLDR) (1.0 Acre Minimum).

The CD: VLDR 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 1.21 acres and 1.60 acres each with direct access from El Portal Street

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 1.21 and 1.60 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 2.81 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, future landscaping and perimeter treatment.

The project site with an existing approximate 2,912 square foot dwelling is surrounded with similar residential development such as scattered dwellings, vacant land, and extensive residential tracts. 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 VLDR (1 Acre). The W-2 zone allows single-family dwellings, the site includes a primary dwelling on the 2.81-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 Thousand Palms 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 two proposed 1.21 and 1.60 acre lots contain an existing dwelling in conformance with Riverside County Building and Safety Department requirements to address this potential impact. Due to building code compliance, impacts are less than significant and are not considered CEQA mitigation.
6. Based on the above, the proposed Tentative Parcel Map No. 37468 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 which includes low 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 uses; and 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 approximately one (1) dwelling unit per acre as an infill development with an existing dwelling already present which density could be further increased in future such as with additional dwelling unit. This development is consistent with the General Plan land use designation of Very Low Density Residential (1 Acre Minimum) 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 2.81-acre parcel into two (2) parcels. 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. 37468 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- Vista Del Sol and El Portal Road shall be improved with 24 feet of A.C. paving and drainage facilities within a 30 foot graded section, within a 30-foot half-width dedicated right-of-way, in accordance with County Standard No. 138, as approved by Transportation Department. AC improvements shall be placed from the intersection of El Portal Road and Via Las Palmas to the northwest property boundary, as approved by the Transportation Department. 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. A SAN-53 letter dated October 31, 2018 states that water service is supplied by the Coachella Valley Water District. With this documentation and condition of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
 - c. Fire Protection Facilities – Fire protection conditions have been recommended for any future building permits such as 15.Fire.1. 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 will be submitted to the Environmental 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.
 - h. 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.

- i. 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.

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 1.0 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 1.0 acre each and would not be substandard, therefore complies with this criterion.

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 Coachella Valley Multiple Species Habitat Conservation Plan but is located within a fee area of Coachella Valley Multiple Species Habitat Conservation Plan if any future construction is proposed.
2. The project site is located within the City of Cathedral City Sphere of Influence. The project was transmitted to the City of Cathedral City on 1/22/2021 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 not located within a 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.

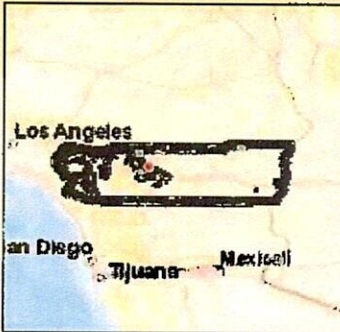
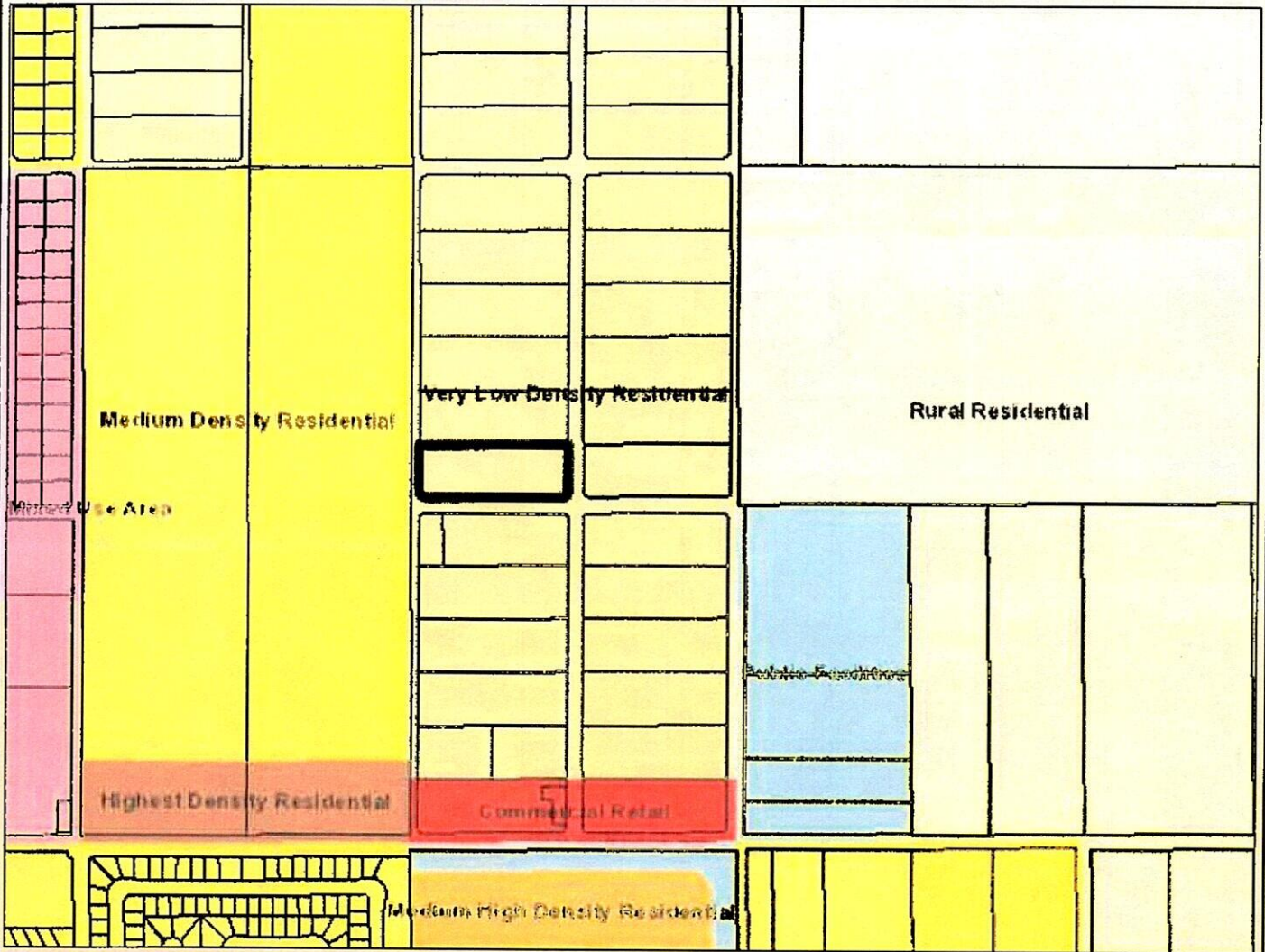
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Optional public hearing notices were mailed to property owners within 300 feet of the project site. As of the writing of this report, Planning Staff received no public comment, 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.

General Plan Map



Legend

- Parcels
- 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
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources

Notes



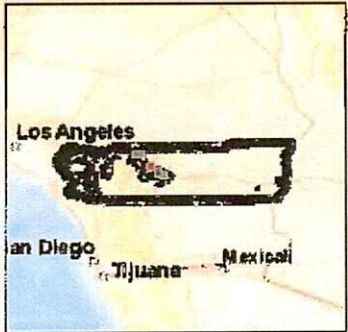
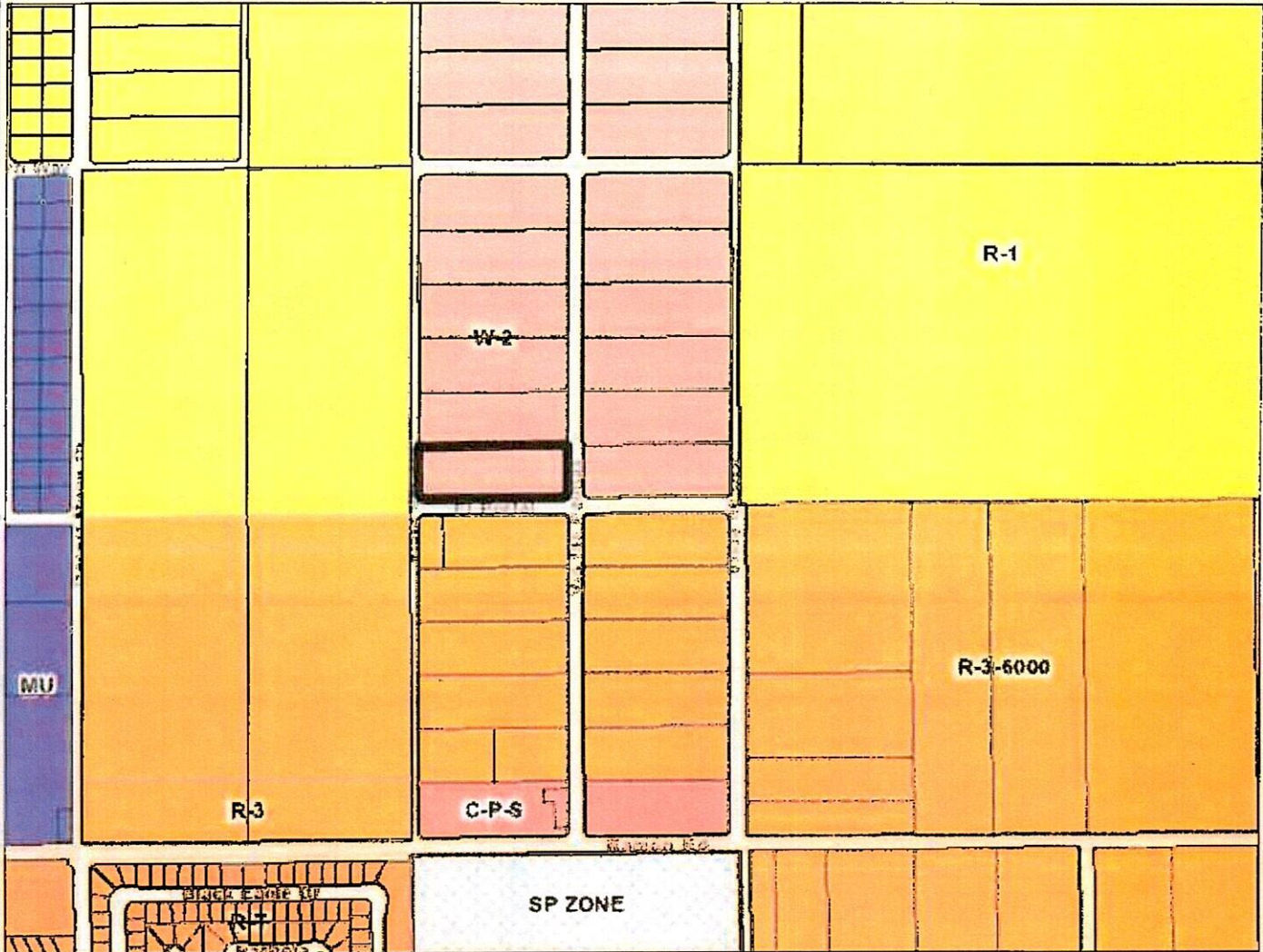
0 752 1,505 Feet

"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... 1/22/2021 11:47:39 AM

© Riverside County GIS

Zoning Map



Legend

<input type="checkbox"/> Parcels	A-2-20	M-H-2 1/2
<input type="checkbox"/> Zoning	A-2-5	M-H-5
<input type="checkbox"/> OTHER ZONING	A-D	M-M
A-1	A-P	M-M-3
A-1-1	A-P-10	M-M-5
A-1-1 1/2	A-P-2 1/2	M-R
A-1-1/2	A-P-5	M-R-A
A-1-10	C-1/C-P	M-SC
A-1-15	C-CV	M-SC-1
A-1-2	C-O	M-SC-5

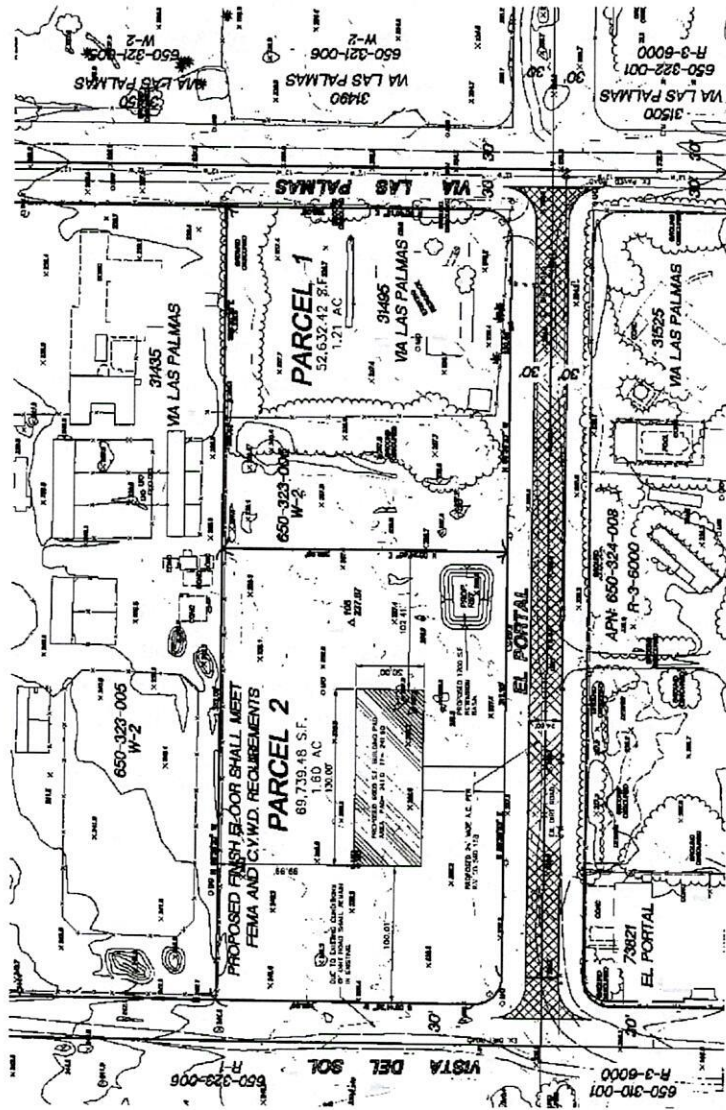
Notes



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TENTATIVE PARCEL MAP NO. 37468

BEING A SUBDIVISION OF PARCEL 18 OF RECORD OF SURVEY
14, PAGE 72, OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,
SECTION 17 TOWNSHIP 4 SOUTH, RANGE 6 EAST, SB1M



DATE	BY	REVISION

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF PARCEL 18 OF RECORD OF SURVEY 14, PAGE 72, OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SECTION 17 TOWNSHIP 4 SOUTH, RANGE 6 EAST, SB1M.

EXISTING GENERAL PLAN DESIGNATION:

EXISTING ZONING DESIGNATION:

EXISTING LAND USE:

OWNER:

PUBLIC SERVICE COMPANY
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202

DIVIDER:

JACOB BEATTY
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202

ASSESSOR'S PARCEL NO.:

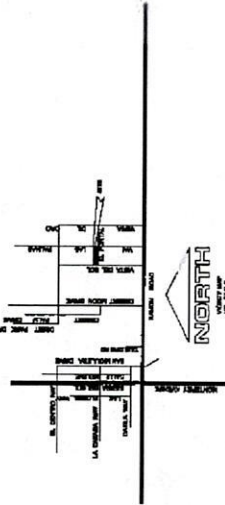
APN 650-323-008

NOTES:

1. TOTAL AREA OF PARCEL 18 IS 2.01 AC.
2. PARCEL 18 IS DIVIDED INTO TWO PARCELS AS SHOWN ON THIS MAP.

UTILITY PURVEYORS:

WATER: CHICOILIA WATER PURVEYOR
GAS: SOUTHWEST GAS COMPANY
ELECTRICITY: PUBLIC SERVICE COMPANY
TELEPHONE: SOUTHWEST BELL TELEPHONE COMPANY



DIAL TOLL FREE
1-800-287-2600
AFTER HOURS CALL
951-261-1700

BENCHMARK:
THESE BENCHMARKS ARE THE PROPERTY OF JHA ENGINEERS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN ON THIS MAP. NO OTHER USE IS PERMITTED WITHOUT THE WRITTEN CONSENT OF JHA ENGINEERS.

STATE OF BEHAVIOR:
ALL INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



JHA ENGINEERS
1000 West 10th Avenue
Denver, CO 80202
Consulting Civil Engineers & Surveyors

COUNTY OF RIVERSIDE		SHEET
TENTATIVE PARCEL MAP		1
NO. 37468		OF 1
SCALE: 1" = 40'		DATE: 04/18/08
DRAWN BY: JACOB BEATTY		SCALE: 1" = 40'

DATE	BY	REVISION

UNAUTHORIZED CHANGES & USES:
THIS PARCEL MAP IS THE PROPERTY OF JHA ENGINEERS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN ON THIS MAP. NO OTHER USE IS PERMITTED WITHOUT THE WRITTEN CONSENT OF JHA ENGINEERS.



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

Juan C. Perez
Agency Director



01/28/21, 4:32 pm

TPM37468

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37468. 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 TPM37468 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 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
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 EXHIBITS Tentative Map, Amended MAP No. 1, dated January 24, 2020

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

Fire

Fire. 1 Gen - Fire

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

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

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 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 - CVWD Letter

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated , a copy which is on file with the Riverside County Planning Department.

Planning. 3 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

Gen - Hold Harmless (cont.)

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. 4

Gen - Maintain Flood Facility

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required storm water, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

Planning. 5

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. 6

Gen - Ord. 875 CVMSHCP Fee

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)**

paid to the institution.

Transportation**Transportation. 1 DRAINAGE 1**

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

Transportation. 2 DRAINAGE 2

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

Transportation. 3 HYDROLOGY STUDY REQUIRED

A hydrology study is required for this project. For specific requirements contact Andrew Simmons at (760) 863-7045.

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

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

Plan: TPM37468

Parcel: 650323006

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 - ECS Shall be Prepared Not Satisfied

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

050 - Planning. 3 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 Desert 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.

Transportation

050 - Transportation. 1 0050-Transportation-MAP – FINAL WQMP NOT REQUIRED Not Satisfied

The project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. Pad elevations shall be raised a minimum of 24 inches above the nearest ground according to FEMA guidelines.

050 - Transportation. 2 EASEMENT Not Satisfied

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

Plan: TPM37468

Parcel: 650323006

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 EASEMENT (cont.) Not Satisfied
easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 3 IMPROVEMENTS Not Satisfied

Vista Del Sol and El Portal Road shall be improved with 24 feet of A.C. paving and drainage facilities within a 30 foot graded section, within a 30-foot half-width dedicated right-of-way, in accordance with County Standard No. 138, as approved by Transportation Department.

AC improvements shall be placed from the intersection of El Portal Road and Via Las Palmas to the northwest property boundary, as approved by the Transportation Department.

050 - Transportation. 4 OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

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.

Transportation

060 - Transportation. 1 0080-Transportation-ESTABLISH MAINT ENTITY Not Satisfied

A maintenance plan shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

80. Prior To Building Permit Issuance

Plan: TPM37468

Parcel: 650323006

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.

080 - E Health. 2 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 3 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's Local Agency Management Plan (LAMP) is required.

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from Coachella Valley Water District.

Planning

080 - Planning. 1 Gen - Fee Balance Not Satisfied

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

Plan: TPM37468

Parcel: 650323006

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Gen - School Mitigation Not Satisfied

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

Transportation

080 - Transportation. 1 TUMF Not Satisfied

Prior to the issuance of a building permit, the applicant 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. 673.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

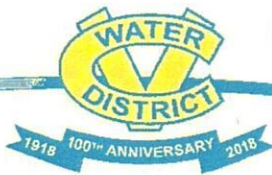
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

October 31, 2018

Jay Olivas
Riverside County Planning Department
County of Riverside
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Tentative Parcel Map 37468, San 53, Thousand Palms

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for Tentative Parcel Map 37468, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the Riverside County (County) as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

Approval of the proposed Tentative Parcel Map 37468 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth one foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage and regional flood shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Jay Olivas
Riverside County Planning Department
October 31, 2018
Page 3

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jay Olivas
Riverside County Planning Department
October 31, 2018
Page 4

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Paul McCormick
P.O. Box 545
Thousand Palms, CA 92276

RM: ms\Eng\Dev Svcs\2018\Oct\DRL PZ 2018-9316 TPM 37468.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 040617-4
PZ 18-9316

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 **August 17, 2020**. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another 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 interested parties.

TENTATIVE PARCEL MAP NO. 37468, 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 Jacob A. Beaty, for property located in the Fourth Supervisorial District, Thousand Palms Zoning District, Western Coachella Valley Community Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1-Acre Minimum), and generally located north of El Portal, east of Vista Del Sol, and west of Via Las Palmas, and more specifically located at 31495 Via Las Palmas, in the Controlled Development Areas (W-2) Zone, and pursuant to Ordinance No. 460, Riverside County Subdivision Ordinance, proposes a Schedule H parcel map to subdivide approximately 2.81 acres into two (2) parcels with parcel sizes of 1.21 acres and 1.60 acres each.

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, and send any response electronically via Email to jolivas@rivco.org at the Planning Department by the above-mentioned date.

.....
TPM37468, (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



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM 37468
C@Q 180109

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: Jacob Beaty

Contact Person: Jacob Beaty E-Mail: jbeaty@puroclean.com

Mailing Address: P.O. Box 598

Thousand Palms Ca 92276
City State ZIP

Daytime Phone No: (760) 578-0616 Fax No: ()

Engineer/Representative Name: JHA Engineers

Contact Person: Scott B. Gorges E-Mail: scott@jhaengineering.com

Mailing Address: 43585 Monterey Avenue, Suite 7

Palm Desert Ca 92260
City State ZIP

Daytime Phone No: (760) 345-1352 Fax No: ()

Property Owner Name: Paul D. Mc Cormick

Contact Person: P.O. Box 545 E-Mail: _____

Mailing Address: Thousand Palms, Ca 92276

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

Street _____

City _____

State _____

ZIP _____

Daytime Phone No: (____) _____

Fax No: (____) _____


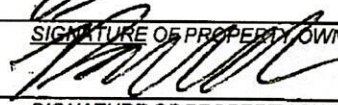
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

✓ JACOB BEATY
PRINTED NAME OF PROPERTY OWNER(S)
Paul McCormick
PRINTED NAME OF PROPERTY OWNER(S)

✓ 
SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-323-006

Approximate Gross Acreage: 2.81 Ac

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Portal, South of Avenue 31, East of Vista Del Sol, West of Via Los Palmas

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 1.6 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: _____ dwelling units per acre.

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

If yes, provide Application No(s). TPM 24813
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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

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

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

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

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



Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
800 E. Florida Avenue, Hemet, CA 92543 (951) 766-8777 Fax (951) 766-8778

November 27, 2018

Project No. 544-18435
18-11-592

Mr. Jacob Beaty
73821 El Portal
Thousand Palms, California 92276

Project: Proposed Future Residence/Garage
1495 Via Las Palmas
Thousand Palms Area
Riverside County, California

Subject: Geotechnical Update

Ref: Geotechnical Investigation report prepared by Sladden Engineering dated June 3, 2010; Project No. 544-10080, Report No. 10-06-118

In accordance with your request, we have reviewed the above referenced Geotechnical Investigation report previously prepared for a nearby lot as it relates to the design and construction of the future residence or garage proposed for the property located at 1495 Via Las Palmas in the Thousand Palms area of Riverside County, California.

The referenced report includes recommendations pertaining to the design and construction of residential structure foundations and for remedial grading. Based upon our report review and our understanding of the proposed construction, it is our opinion that the structural values provided in the above referenced report should remain applicable for the design of the proposed future buildings.

In order to provide uniform foundation support, we recommend over-excavation and re-compaction throughout the new building areas. The building areas should be over-excavated to a depth of least 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper. The exposed soil should than be scarified to a depth of 1 foot, moisture conditioned and recompacted to at least 90 percent relative compaction. The excavated material may then be replaced as engineered fill material. Over-excavation should be observed by a representative of Sladden Engineering and compaction should be verified by testing.

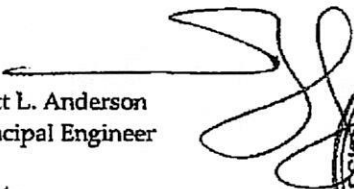
November 27, 2018

-3-

Project No. 544-18435
18-11-592

We appreciate the opportunity to provide service to you on this project. If you have any questions regarding this letter or the referenced report, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING


Brett L. Anderson
Principal Engineer

SER/ra



Copies: 4/ Mr. Jacob Beaty

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

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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, and send any response electronically via Email to jolivas@rivco.org at the Planning Department by the above-mentioned date.

.....
TPM37468, (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

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

OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 23, 2020,

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

APN (s) or case numbers TPM37468 for

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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

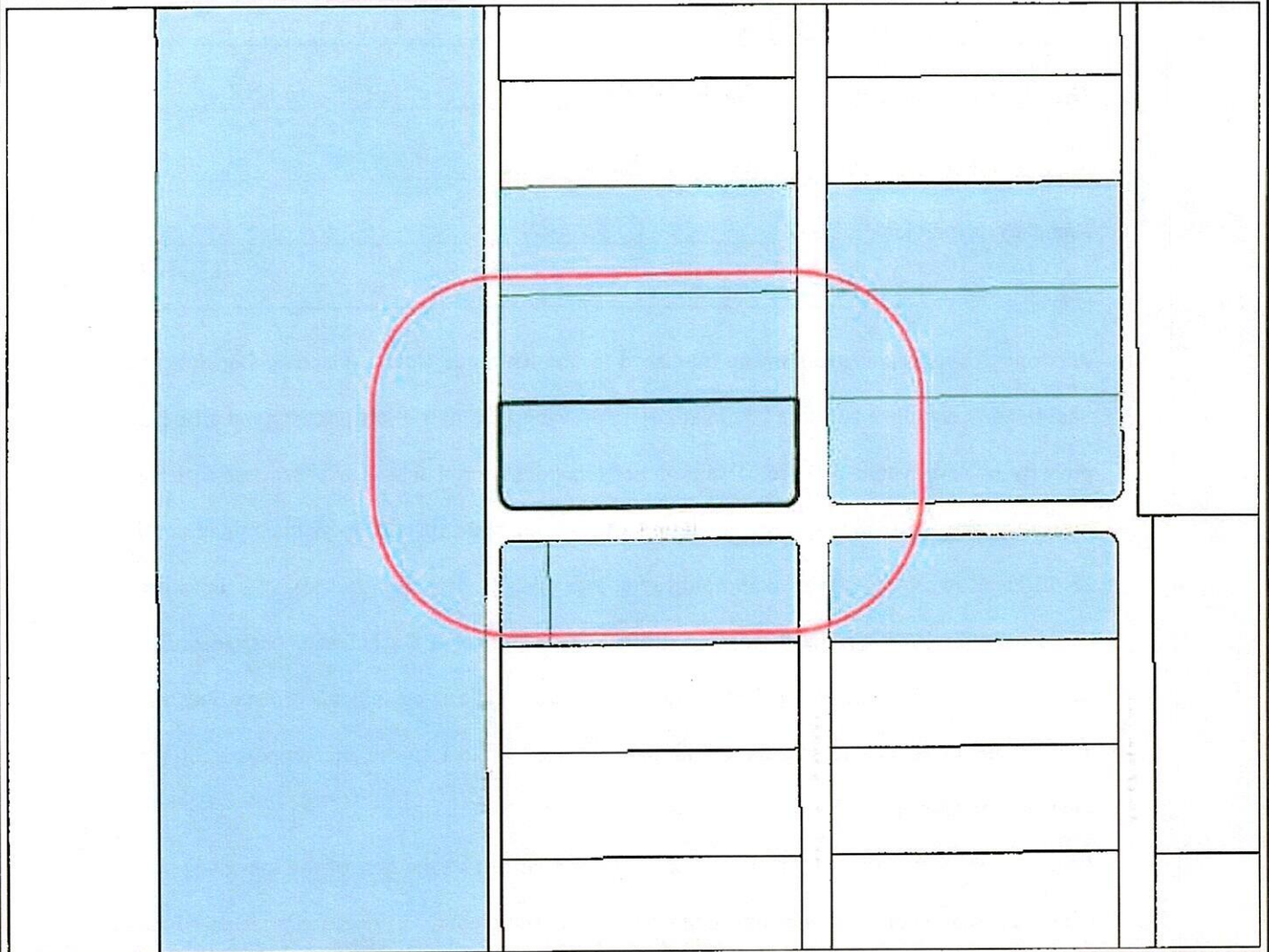
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM37468 (300 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... 7/23/2020 10:26:08 AM

© Riverside County RCIT

650321004
JESUS MOLINA
31369 VIA PARED
THOUSAND PLMS CA 92276

650322001
JAVIER MIRANDA
31620 VICTOR RD
CATHEDRAL CITY CA 92234

650323004
MARCO ANTONIO AGUILAR
31325 VIA LAS PALMAS
THOUSAND PALMS CA 92276

650324010
JACOB A. BEATY
P O BOX 598
THOUSAND PLMS CA 92276

650324008
GERARDO D. DIAZ
P O BOX 446
THOUSAND PALMS CA 92276

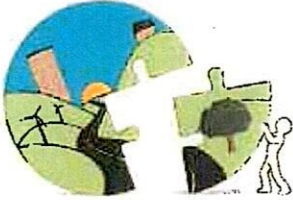
650310001
PALM CREEK RANCH
P O BOX 3725
RANCHO SANTA FE CA 92067

650321005
LORENZO HERNANDEZ
31450 VIA LAS PALMAS
THOUSAND PALMS CA 92276

650323006
PAUL D. MCCORMICK
P O BOX 545
THOUSAND PLMS CA 92276

650321006
IRMA SERNA
31490 VIA LAS PALMAS
THOUSAND PALMS CA 92276

650323005
DANIEL R. DRYDEN
31435 VIA LAS PALMAS
THOUSAND PALMS CA 92276



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Court
Palm Desert, CA 92211

Project Title/Case No.: Tentative Parcel Map No. 37468

Project Location: North of El Portal, east of Vista Del Sol, and west of Via Las Palmas in Thousand Palms.

Project Description: The Tentative Parcel Map is to allow a Schedule H parcel map proposing to subdivide approximately 2.81 acres into two (2) parcels with proposed Parcel 1 at approximately 1.21 acres and Parcel 2 at approximately 1.60 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Jacob A. Beatty P.O. Box 598 Thousand Palms, CA 92276

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 445.05 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 2.81acre site into two (2) parcels that is developed with existing single-family residence. The proposed Project meets this criteria.
- 4) The land division shall be in conformance with the General Plan and Zoning Ordinance. The Project's land use designation is Very Low Density Residential, 1.0 Acres minimum lot size. Proposed lot sizes of minimum 1.0 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 zoning classification is Controlled Development Areas (W-2), minimum 20,000 square feet. The Project meets this criterion.
- 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 existing dwelling creating two (2) 1.0 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 1-existing dwelling unit and future dwelling 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

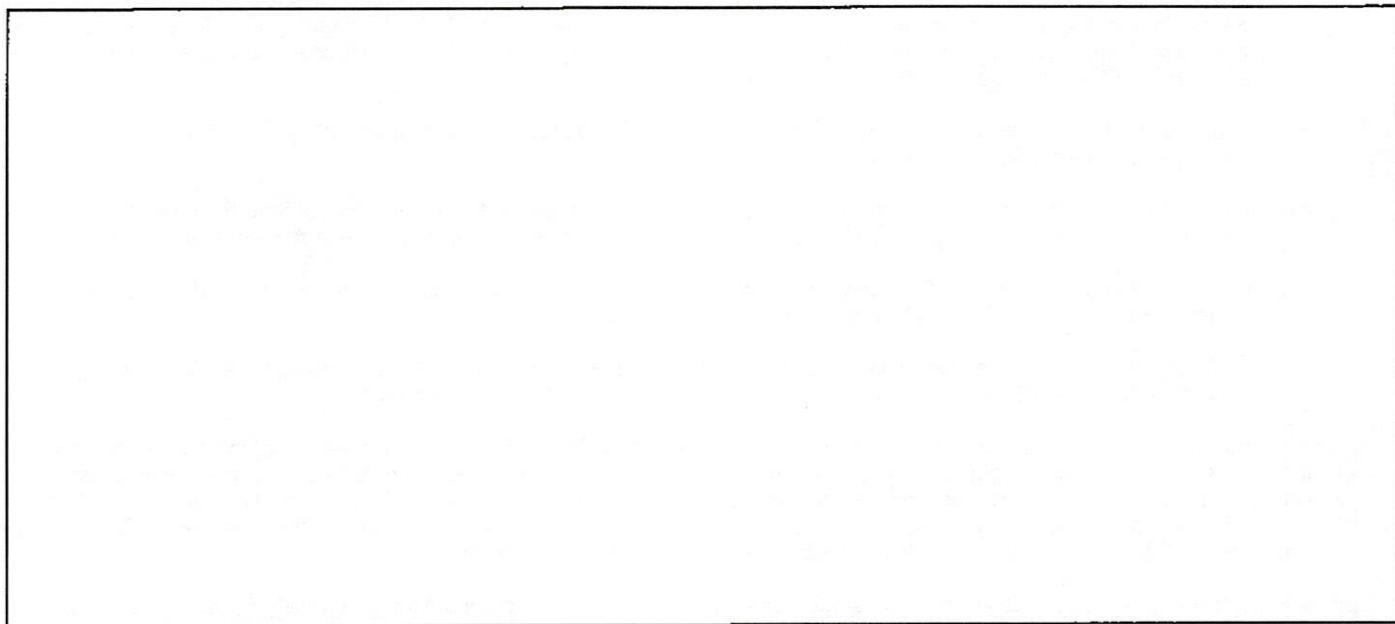
The project site is located within a county fault zone, however, the existing dwelling was previously constructed with County of Riverside Building & Safety Department California Building Codes including for the permanent foundations, to addresses any potential fault zone impacts. Also no known fault 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
 _____ Project Planner _____ January 28, 2021
 Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a thin black border, occupying the central portion of the page. It is intended for the county clerk's use, as indicated by the text above it.

**INVOICE (INV-00135281)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Jacob Beaty

P O Box 578

Thousand Palms, Ca 92276

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00135281	01/22/2021	01/22/2021	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW210006	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
31495 Via Las Palmas Thousand Palms, CA 92276		\$50.00

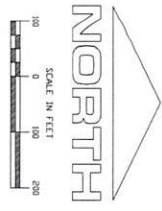
TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please 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. 37468

BENING A SUBDIVISION OF PARCEL 18 OF RECORD OF SURVEY
14, PAGE 72 OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
SECTION 17 TOWNSHIP 4 SOUTH RANGE 6 EAST, SBM.



LEGAL DESCRIPTION:
BENING A SUBDIVISION OF PARCEL 18 OF RECORD OF SURVEY 14, PAGE 72 OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SECTION 17 TOWNSHIP 4 SOUTH RANGE 6 EAST, SBM.

EXISTING GENERAL PLAN DESIGNATION:
NOT IN GENERAL PLAN POLICY AREA

EXISTING ZONING DESIGNATION:
R-1

EXISTING LAND USE:
RESIDENTIAL

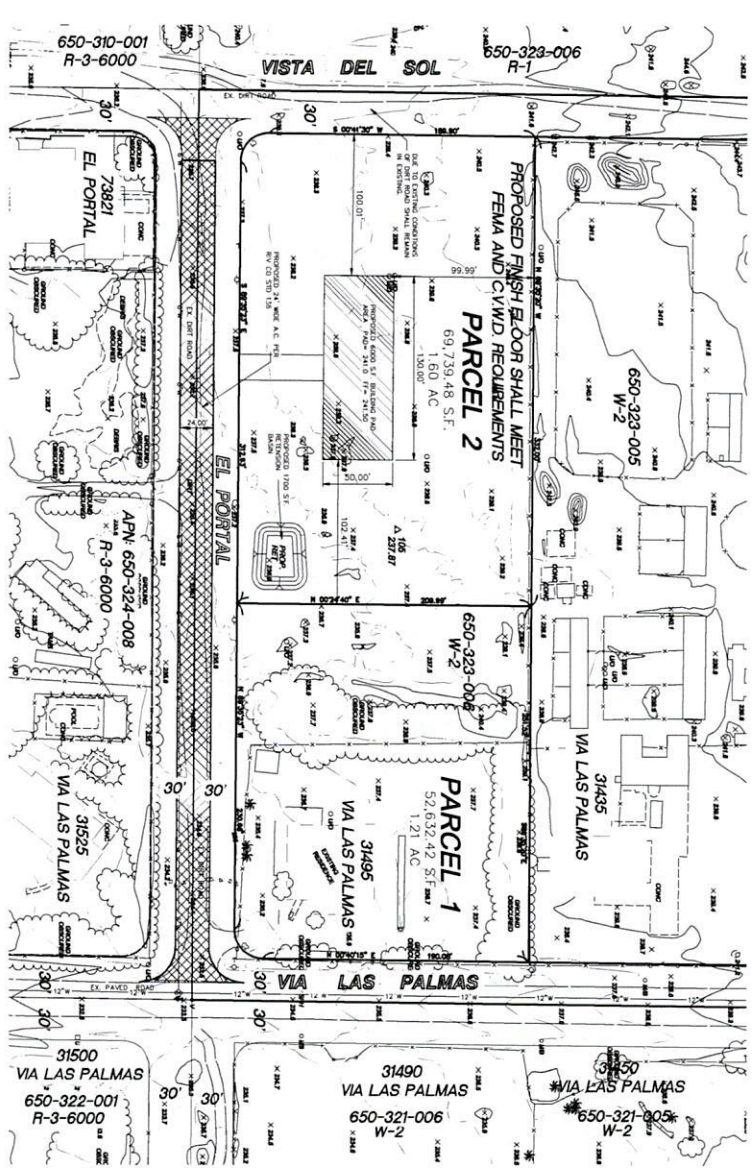
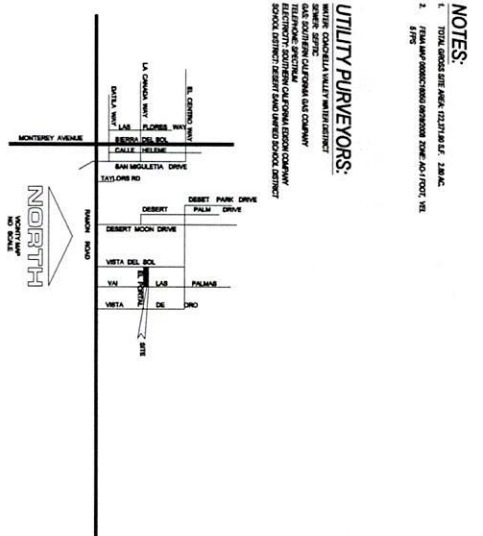
OWNER:
PAUL J. COOK
10000 VIA LAS PALMAS, CA 92505

DIVIDER:
PAUL J. COOK
10000 VIA LAS PALMAS, CA 92505
EMAIL: PAUL@PAULJCOOK.COM
PHONE: (951) 940-1000

ASSESSOR'S PARCEL NO.:
APN 650-323-006 Parcel 18 1987

NOTES:
1. TOTAL SURFACE AREA: 122,371 SQ. FT. 2.86 AC.
3. TOTAL IMPROVED SURFACE AREA: 10,000 SQ. FT. 0.23 AC.
4. TOTAL IMPROVED SURFACE PERCENTAGE: 8.17%
5. TOTAL UNIMPROVED SURFACE PERCENTAGE: 91.83%

UTILITY PURVEYORS:
WATER: CALIFORNIA WATER SERVICE
SEWER: SFPWC
GAS: SFPWC
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE: SOUTHERN CALIFORNIA Edison COMPANY
CABLE: SOUTHERN CALIFORNIA Edison COMPANY
CABLE OPTIC: SOUTHERN CALIFORNIA Edison COMPANY



CLASS.	DATE	BY	REVISION
1	08/21/2018	JACOB BEATY	ISSUED FOR PERMIT
2	08/21/2018	JACOB BEATY	ISSUED FOR PERMIT



DIG ALERT
CALL TOLL FREE
1-800-227-5800
AT LEAST TWO DAYS BEFORE YOU DIG

BENCHMARK:
THE BENCHMARK FOR THE PROJECT IS THE CORNER OF THE INTERSECTION OF MONTEZUMA AVENUE AND MONTEZUMA ROAD, RIVERSIDE COUNTY, CALIFORNIA, IN THE 14TH QUADRANT, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SBM.

ENGINEERS
JHA ENGINEERS
Consulting Civil Engineers & Surveyors
Phone: 951-345-1333
www.jhaengineers.com

DATE	BY	REVISION
08/21/2018	JACOB BEATY	ISSUED FOR PERMIT
08/21/2018	JACOB BEATY	ISSUED FOR PERMIT

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37468
SCHEDULE "H"
JACOB BEATY

SHEET
1
OF 1 SHEETS