

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



ITEM: 1.3
(ID # 20506)

MEETING DATE:
Tuesday, November 08, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38162 - CEQA Exempt per Section 15315 & Section 15061(b)(3) - Applicant: Calvada Surveying Inc., c/o Barbora Konecna & Armando Dupont – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: north of Avenue 41, east of Emerald Cove, south of Emerald Crest Drive, west of Yucca Lane – 2.36 Gross Acres – Zoning: One Family Dwellings (R-1) – REQUEST: Tentative Parcel Map is a proposed Schedule “H” subdivision of a 2.36 gross acre lot into two lots, each with 1.18 gross acres – APN: 607-040-035. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above referenced case acted on by Administrative Approval on October 25, 2022 since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

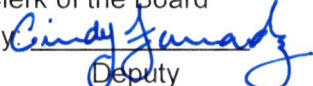
ACTION:Consent


John Hildebrand, Planning Director 11/4/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez
Nays: None
Absent: None
Date: November 8, 2022
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:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Tentative Parcel Map No. 38162 is a proposal for a Schedule “H” subdivision of a 2.36 gross acre lot into two, 1.18 gross acre lots. No grading or construction is proposed within the project scope. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the Very Low Density Residential (VLDR) land use designation and the One-Family Dwellings, 12,000 square foot minimum (R-1-12,000) zone classification.

The proposed Project would be a Schedule “H” parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule “H” division.

The Project is located north of Avenue 41, east of Emerald Cove, south of Emerald Crest Drive, and west of Yucca Lane.

Planning Director’s Decision

The Planning Director approved the Tentative Parcel Map administratively on October 25, 2022, since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

Board Action

The Planning Director’s decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board’s agenda.

Impact on Citizens and Businesses

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


This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

Additional Fiscal Information

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

ATTACHMENTS:

- A. Staff Report Package
- B. Tentative Parcel Map Exbit_TPM38162



Jason Farin, Principal Management Analyst 11/1/2022



RIVERSIDE COUNTY

PLANNING DEPARTMENT

John Hildebrand
Planning Director

October 31, 2022

RE: TENTATIVE PARCEL MAP NO. 38162

From: Kathleen Mitchell – Project Planner
Ken Baez – Principal Planner

To: John Hildebrand, Planning Director

Tentative Parcel Map No. 38162 is a proposal for a Schedule “H” subdivision of a 2.36 gross acre lot into two, 1.18 gross acre lots. No grading or construction is proposed within the project scope. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

On October 15, 2022, property owners within a 600-foot radius of the project site were provided a project notice. Legal advertisement was also published in the Press-Enterprise on October 15, 2022. The notice informed recipients of the proposed Tentative Parcel Map and provided instructions for anyone wishing to comment or to request a public hearing on the project. On October 24, 2022, this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Kathleen Mitchell, Urban Regional Planner III



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Hearing Request: October 15th, 2022 – October 24th, 2022

PROPOSED PROJECT

Case Number(s):	TPM38162	Applicant(s):	
Environmental:	CEQA Exempt		Calvada Surveying Inc.
Area Plan:	Western Coachella Valley		c/o Armando Dupont
Zoning Area/District:	Bermuda Dunes District		
Supervisory District:	Fourth District		
Project Planner:	Kathleen Mitchell		
Project APN(s):	607-040-035		

John Hildebrand

 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38162 is a proposal for a Schedule "H" subdivision of a 2.36 gross acre lot into two, 1.18 gross acre lots. No grading or construction is proposed within the project scope. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is within the Western Coachella Valley Area Plan and the Bermuda Dunes Zoning District. The Project is located north of Avenue 41, east of Emerald Cove, south of Emerald Crest Drive, and west of Yucca Lane.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 38162, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Estate Density Residential (EDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	One-Family Dwellings, 12,000 sq.ft. minimum (R-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings, 12,000 sq.ft. minimum (R-1)
East:	One-Family Dwellings, 12,000 sq.ft. minimum (R-1)
South:	One-Family Dwellings, 12,000 sq.ft. minimum (R-1)
West:	One-Family Dwellings, 12,000 sq.ft. minimum (R-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.36 gross acres	N/A
Proposed Minimum Lot Size:	1.18 gross acres	1 acre
Total Proposed Number of Lots:	2	
Map Schedule:	Schedule "H"	

Located Within:

City's Sphere of Influence:	City of Palm Desert
County Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Moderate

Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	Yes – Bermuda Dunes

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

On June 9, 2021, the applicant, Calavada Surveying Inc., submitted Tentative Parcel Map No. 38162 (TPM38162) to the County of Riverside for consideration. The application proposes the subdivision of a 2.36 gross acre lot into two, 1.18-acre parcels. The subject site is currently vacant, and no grading or construction is proposed within the current Project’s scope. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

General Plan Consistency

The Project site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached

single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in lot sizes within the typical range for the RC-VLDR land use. This is further detailed in the Land Use Findings below.

Zoning Consistency

The Project site has a One-Family Dwellings, 12,000 square foot minimum (R-1-12,000) zoning classification. The proposed subdivision would be subject to the development standards outlined in Article VI Section 6.2 (Development Standards) of Ordinance No. 348. Staff has reviewed the project and has determined that the project is compliant with the applicable development standards of the R-1 zoning classification, which is further detailed in the Development Standards Findings below.

Schedule “H” Subdivision

The proposed Project would be a Schedule “H” parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule “H” division.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (**Article 19, Section 15315 Class 15, Minor Land Divisions**), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of RC-VLDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of R-1. In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regards to the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent to both the City of Palm Desert and the City of Indio that meet these minimum standards. The boundary line of the City of Palm Desert is located less than 0.1 miles to the west with a population of 51,541 people (2020 U.S.

Census), and the boundary line of the City of Indio is located less than a half mile north with a population of 89,137 people (2020 U.S. Census). As previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines **Section 15061(b)(3) (the Common Sense Exemption)**. The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by the various Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the proposed zone of One Family Dwellings (R-1) is highly consistent with the Project site's existing land use designation of Rural Community-Very Low Density Residential (RC-VLDR). An R-1 zone would, therefore, remain in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

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 Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are

expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in two 1.18 gross acre lots, which exceeds the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.

2. The project site has a Zoning Classification of One-Family Dwellings, 12,000 square foot minimum (R-1-12,000), which is highly consistent with the RC-VLDR Land Use Designation. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 6.2 (R-1 Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject site is bordered by residential properties that similarly have land use designations of RC-VLDR. Since the Project seeks to create a subdivision of two parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.

Entitlement Findings

Tentative Parcel Map

Tentative Parcel Map No. 38162 is a proposal to subdivide 2.36 gross acres into two, 1.18 gross acre lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

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.* The Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in two 1.18 gross acre lots, which exceeds the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding

area (LU 22.3). Since no grading or development is proposed within the scope of this proposed subdivision, the Project has been conditioned so that any future development on the resulting parcels would be consistent with the overall density, architectural design, and landscaping as envisioned by the Western Coachella Valley Area Plan (AND Planning. 8; 080 - Planning. 1). For these reasons, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.

2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The proposed subdivision of the subject site would meet the density and development standards of the RC-VLDR land use and the R-1 zoning classification in terms of lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.
3. *The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances. It is for the division of land only, so grading or construction on-site is not currently proposed however, it has been conditioned for review by the various Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. Additionally, the subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.
4. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* The Project is proposing a subdivision that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the Project.
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 for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:
 - a. **Streets & Street Improvement Plans.** The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).

- b. **Other Improvements.** Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Suppliers" heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots (80 – E Health. 4). In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. 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 No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.
 - c. **Sewage Disposal.** The County of Riverside Department of Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any residential structures to be placed on the subdivided lots (80 – E Health. 2 & 3). Therefore, this standard has been met.
 - d. **Agricultural Lands.** The subject site is not located within an agricultural preserve, and it is not zoned A-1, A-2, A-P, or A-D. As such, the Project is not exempt from all improvement requirements specified within this section.
 - e. **Exceptions.** The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
6. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.* As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.
7. *The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification.* The R-1-12,000 zone requires a minimum lot size of 12,000 square feet, a minimum width of 60 feet, and minimum depth of 100 feet. Parcel 1 would be approximately 51,355 square feet (1.18 gross acres), with a 162.04-foot width and 316.92 foot depth. Parcel 2 would be approximately 51,355 square feet (1.18 gross acres), with a 161.95-foot width and 316.92 foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings

The following standards of development shall apply in the R-1 Zone of Ordinance No. 348:

1. **Height.** *Building height shall not exceed three stories, with a maximum height of 40 feet.* The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.
2. **Lot Area.** *Lot area shall be not less than 7,200 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.* Both parcels of the resulting subdivision would be approximately 51,341 square feet, which exceeds the lot area minimum. Thus, the Project is in compliance.
3. **Frontage & Width.** *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet.* Parcel 1 would be approximately 51,355 square feet (1.18 gross acres), with a 162.04 foot width and 316.92 foot depth. Parcel 2 would be approximately 51,355 square feet (1.18 gross acres), with a 161.95 foot width and 316.92 foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.
4. **Yard Requirements.** The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet the yard setback requirements when future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.
5. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.
6. **Lot Coverage.** *In no case shall more than 50% of any lot be covered by dwelling.* The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.

Other Findings

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan
2. The project site is located within the Palm Desert Sphere of Influence. This project was provided to the City of Palm Desert for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the Bermuda Dunes Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. The ALUC found the project to be consistent with the Bermuda Dunes Airport Land Use Compatibility Plan.
4. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

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

Fire Findings

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and it 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

This project was advertised in the Press Enterprise Newspaper for an optional hearing. Additionally, optional public hearing notices were mailed to property owners within 600 feet of the project site. Individuals were given between October 15th to October 24th to provide written response to request a public hearing be held on this project. As of the writing of this report, Planning Staff has not received written communication or phone calls requesting a public hearing, nor was communication received indicating either support or opposition to the proposed project. Thus, the decision of the Planning Director is considered final unless an appeal is filed within 10 days of the approval date.



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



10/27/22, 3:49 pm

TPM38162

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38162. 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 - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Preamble (cont.)

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Tentative Parcel Map No. 38162 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. 3 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38162 is a proposal for a Schedule "H" subdivision of a 2.36 gross acre lot into two, 1.18 gross acre lots. The Project proposes the subdivision of land only as no grading or construction is proposed at this time. Future land uses on the Project site will occur on a parcel by parcel basis, must be consistent with the permitted land uses per the land use and zone, and must go through the proper permitting process to review for consistency against County Ordinances and State requirements for construction.

The Project site is within the Western Coachella Valley Area Plan and the Bermuda Dune Zoning District. The Project is located north of Avenue 41, east of Emerald Cove, south of Emerald Crest Drive, and west of Yucca Lane.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

APPROVED EXHIBIT A: Tentative Parcel Map No. 38162 dated 5/19/21

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances

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

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.

Planning

Planning. 1 CVWD Conditions

Per the Coachella Valley Water District, the following conditions were requested to be placed on this Tentative Map:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 CVWD Conditions (cont.)

- Flood protection measures for local drainage shall comply with CA drainage law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with pre-development conditions
- CVWD may need additional facilities to provide for the orderly expansion of its sanitation systems - the developer may be required to construct/install these facilities and then convey them to CVWD along with land and/or easements on which these facilities will be located
- The notice of sanitation service availability only applies to the property for which it was issued and shall expire three (3) years from date of issuance. Unless 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. Upon expiration, the developer will be required to submit a new application
- The project lies within the West Whitewater River Sub-basin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code
- Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the wells with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD with the authority to regularly read and maintain this water-measuring device
- This development lies within the Indio Sub-basin and will contribute to the total water demand in the sub-basin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Sub-basin

Planning. 2 Planning - MAP - 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. 3 Planning - MAP - Cause for Revocation

In the event the use hereby permitted under this permit,

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

Planning. 4 Planning - MAP - EXPIRATION DATE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Planning - MAP - EXPIRATION DATE (cont.)

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

Planning. 5 Planning - MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 6 Planning - MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed.

Planning. 7 Planning - MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 8 Planning - MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the One Family Dwellings (R-1) Zone of Ordinance No. 348. The Development Standards are as follows:

- Building height shall not exceed three stories, with a maximum height of 40 feet
- Lot area shall be not less than 7,200 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.
- The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- Minimum yard requirements are as follows:
 1. The front yard shall be not less than 20 feet, measured from the existing street line or from any future

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

Planning - MAP - ZONING STANDARDS (cont.)

street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

2. Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

3. The rear yard shall not be less than ten feet.

4. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this Ordinance.

F. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

G. Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.

Planning-CUL

Planning-CUL. 1

Human Remains

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning-CUL. 2

Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative, and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

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 paid to the institution.

Transportation

Transportation. 1 Trans General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
4. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
5. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: TPM38162

Parcel: 607040035

50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-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. 2 Map - ECS Shall be Prepared Not Satisfied

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

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

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

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

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

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

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

050 - Planning. 6 Planning - MAP - SURVEYOR CHECK LIST Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the One-Family Dwellings (R-1) zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Transportation

050 - Transportation. 1 50 – TRANSPORTATION – OED ANNEX OTHER Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Mitigation Measure - 100-Year Storm (cont.) Not Satisfied

-- flood protection measures for local drainage shall comply with CA Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with pre-development conditions

-- 100% on-site retention of the incremental increase of runoff from the 100-year storm.

Planning

060 - Planning. 1 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.36 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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

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

060 - Planning. 3 Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

Transportation

060 - Transportation. 1 Submit Grading Plan Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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.

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80. Prior To Building Permit Issuance

BS-Grade

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 Soils 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 or other means of site stabilization as approved by County Inspector 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 technical guidance manual is required.

080 - E Health. 4 Water Will Serve Not Satisfied

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

Planning

080 - Planning. 1 Planning - COMPLY WITH ORD./CODES Not Satisfied

The development of these premises shall comply with the standards of Tentative Parcel Map No. 38162, the standards of Ordinance No. 348 for the R-1 zone classification, the Western Coachella Valley Area Plan, and and all other applicable Riverside County ordinances and State and Federal codes.

080 - Planning. 2 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Planning - MAP - SKR FEE CONDITION (cont.) Not Satisfied

Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.36 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

080 - Planning. 3 Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 4 Planning-MAP*- SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 80 - TRANSPORTATION – OED ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County OED.

080 - Transportation. 2 ENCROACHMENT PERMIT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the road right right-of-way including relocation of wall/fence and gates, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

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.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance (cont.) Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Planning

090 - Planning. 1 USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Tentative Parcel Map No. 38162 has been calculated to be 2.36 acres.

090 - Planning. 2 USE - ORD 810 O S FEE (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Tentative Parcel Map No. 38162 is calculated to be 2.36 acres.

Transportation

090 - Transportation. 1 Map - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

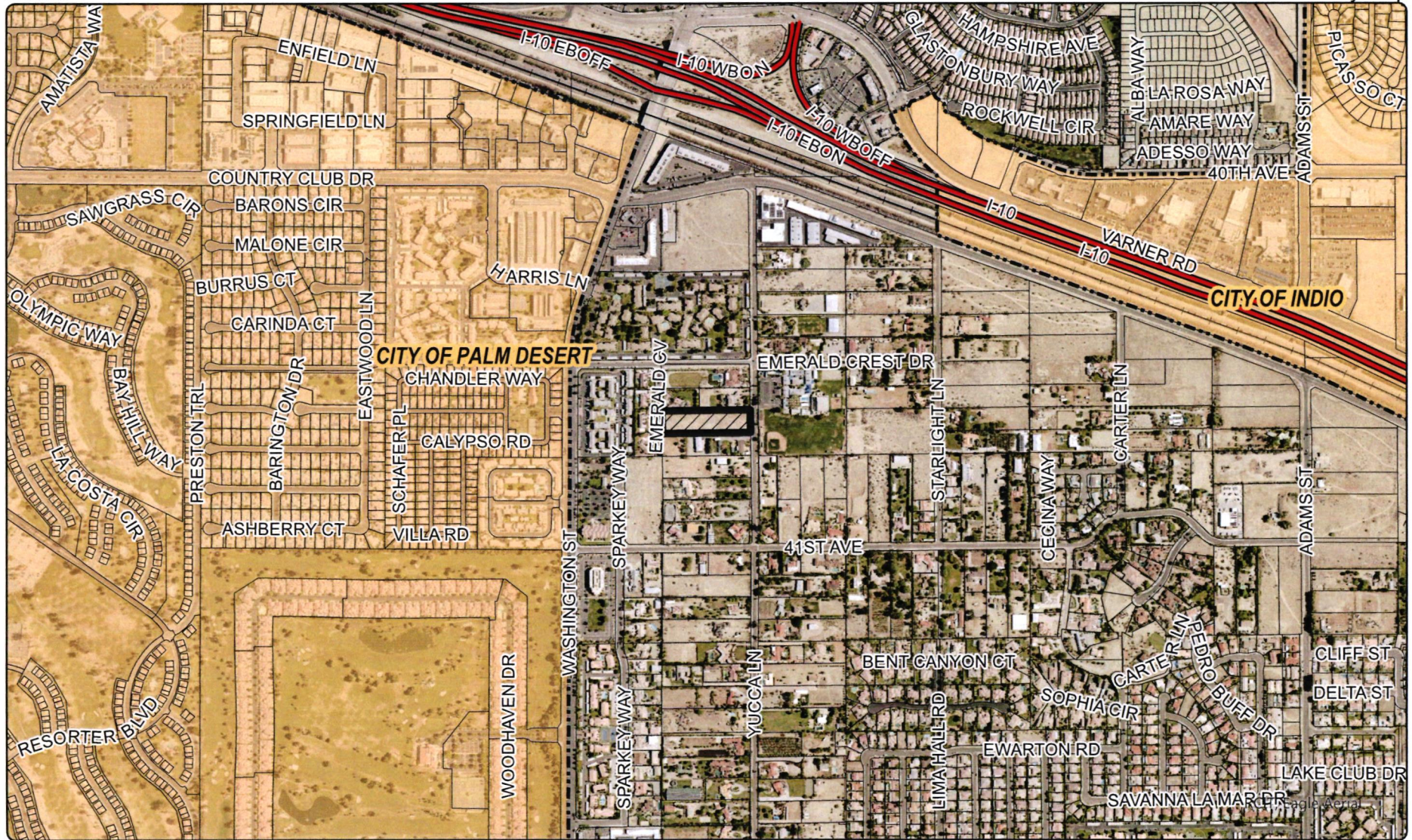
090 - Transportation. 2 RELOCATE GATES Not Satisfied

1. Gates shall be relocated 51' from the street's centerline as directed by the Director of Transportation.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM38162
VICINITY/POLICY AREAS

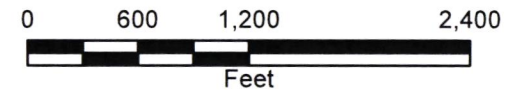
Supervisor: Perez
 District 4

Date Drawn: 9/29/2022
 Vicinity Map



Zoning District: Bermuda Dunes

Author: Adam Grim



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.l-riverside.ca.gov>

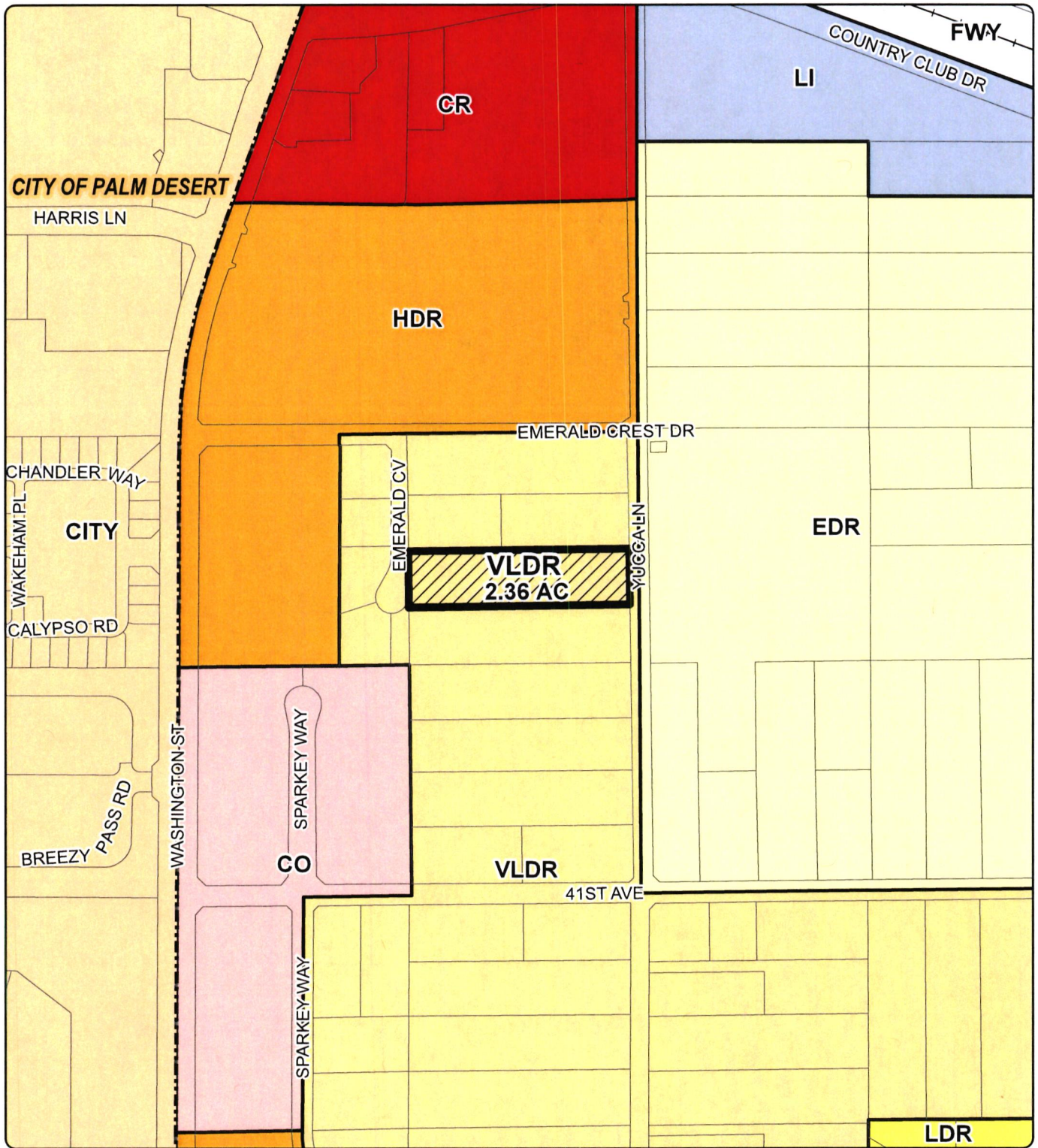
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38162

EXISTING GENERAL PLAN

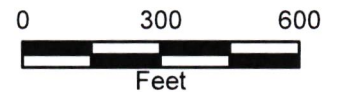
Supervisor: Perez
District 4

Date Drawn: 9/29/2022
Exhibit 5



Zoning District: Bermuda Dunes

Author: Adam Grim



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

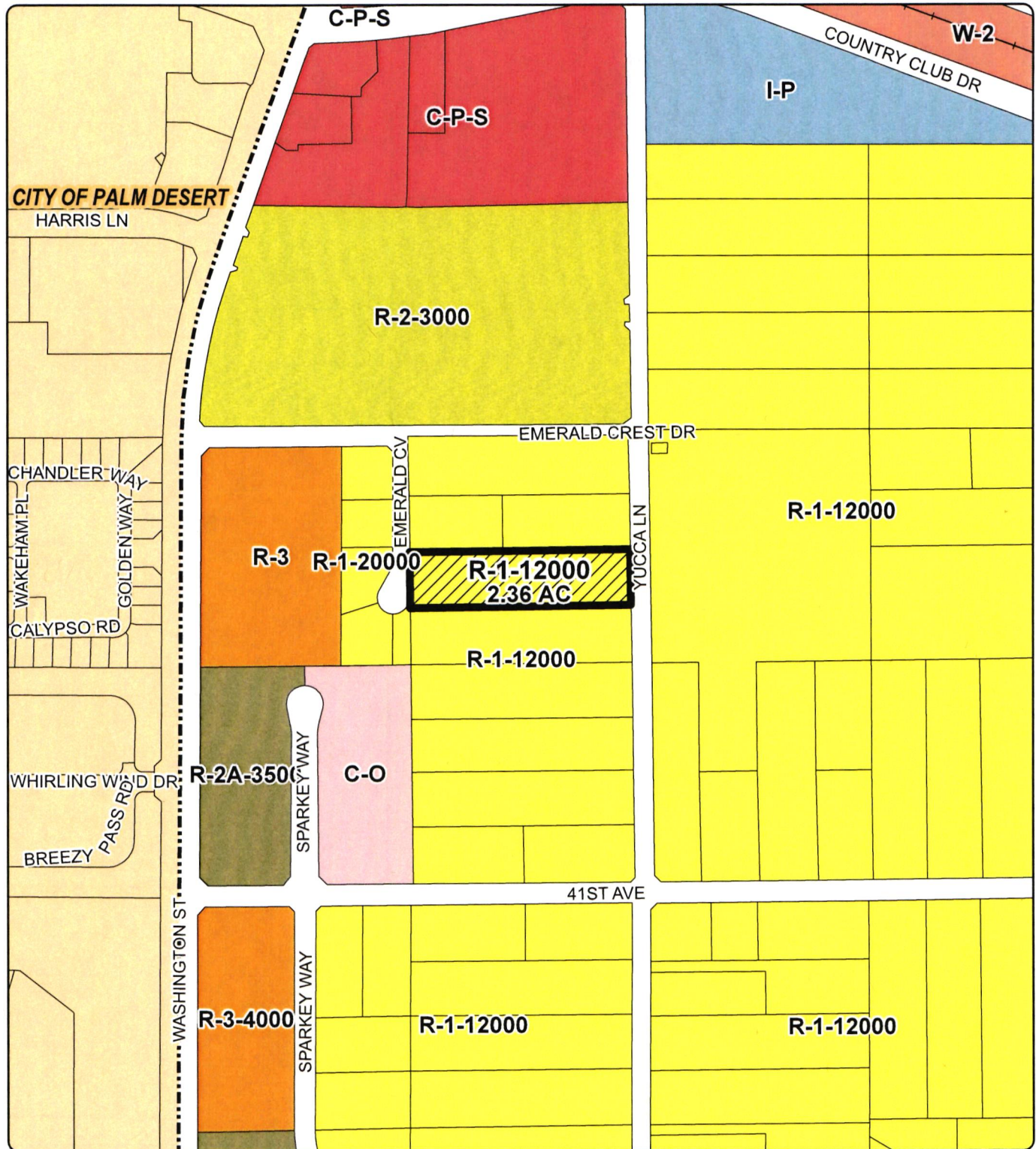
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38162

EXISTING ZONING

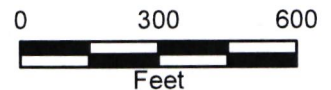
Supervisor: Perez
District 4

Date Drawn: 9/29/2022
Exhibit 2



Zoning District: Bermuda Dunes

Author: Adam Grim



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38162

LAND USE

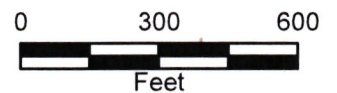
Supervisor: Perez
District 4

Date Drawn: 9/29/2022
Exhibit 1



Zoning District: Bermuda Dunes

Author: Adam Grim



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PROPERTY OWNERS CERTIFICATION FORM

APN 607-040-035

TPM38162

I, Mickey Zolezio, certify that on
(Print Name)

9/28/2022 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 600'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

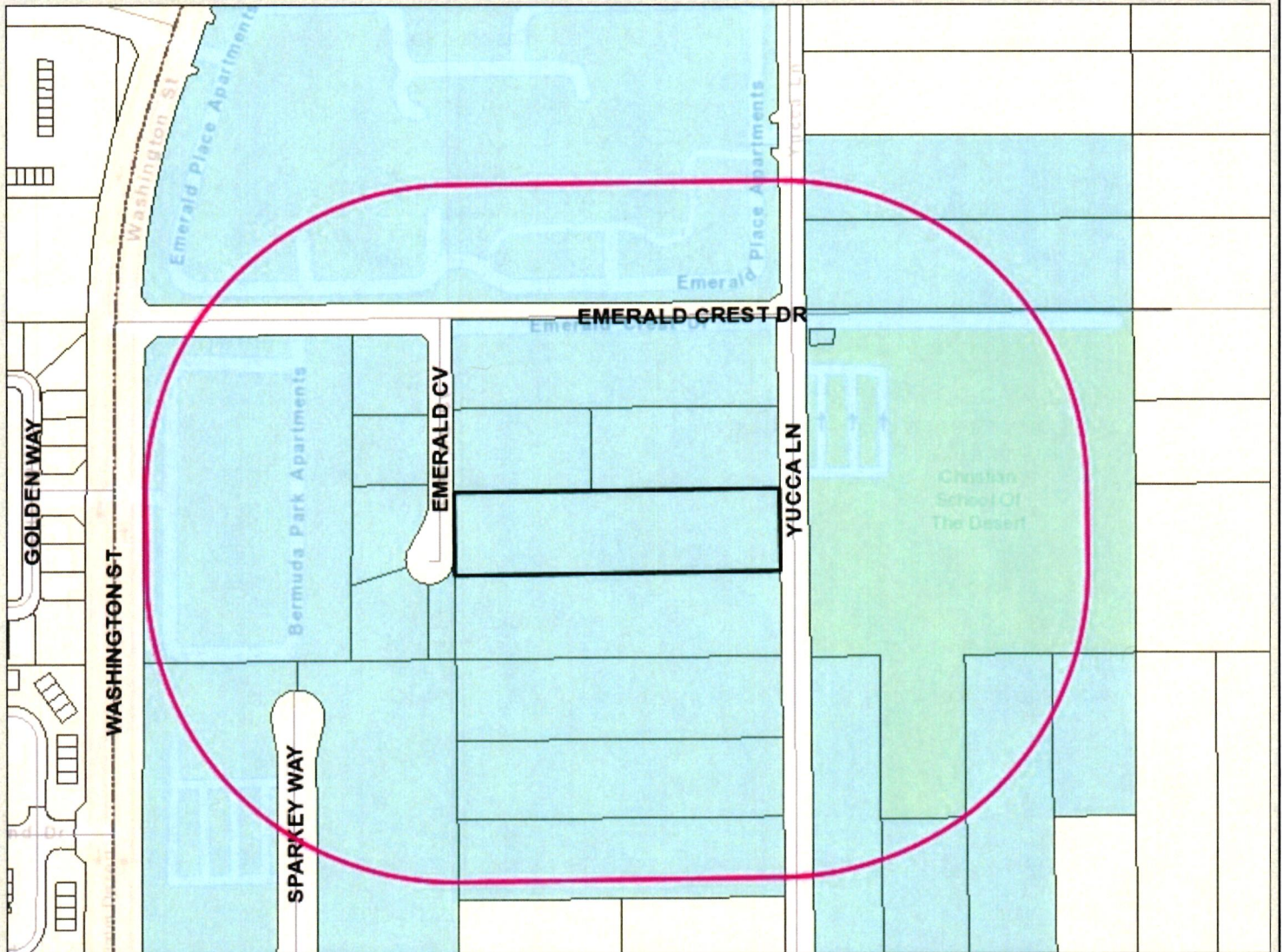
ADDRESS: 3450 14th St, 5th Fl

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

TPM38162

APN: 607-040-035



Legend

-  County Boundary
-  Cities
-  Centerline Names
-  Centerlines
-  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... 9/28/2022 1:22:47 PM

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607040038
GOLD CAPITAL GROUP
17412 VENTURA BLVD #770
ENCINO CA 91316

607040044
MICHAEL GATTO
40900 YUCCA LN
BERMUDA DUNES CA 92203

607040056
MICHAEL A. ARECHIGA
40531 EMERALD COVE
INDIO CA 92203

607040060
BERMUDA PARK APARTMENTS
1010 RACQUET CLUB DR 108
AUBURN CA 95603

607040079
ZAKY FAMILY TRUST DTD 09/07/93 - SURVIVORS
3417 PALO VISTA DR
RANCHO PALOS VERDES CA 90275

607040039
CASA DE LUJO
73350 RIATA TR
PALM DESERT CA 92211

607040043
KRISTEN K. MARTINEZ
77824 WILDCAT DR
PALM DESERT CA 92211

607040062
CRIVELLO ANTHONY ALAN REVOCABLE TRUST
78310 AVENUE 41
INDIO CA 92203

607020033
LARSEN LAND & CATTLE CO
40490 YUCCA LN
INDIO CA 92203

607040031
MYOMA DUNES WATER CO
79050 AVENUE 42
BERMUDA DUNES CA 92201

607040037
MATTHEW MOORE
40775 YUCCA LN
INDIO CA 92203

607040064
SEAN P. DOUGHERTY
78350 AVENUE 41
BERMUDA DUNES CA 92203

607040033
MARTINEZ FAMILY TRUST DATED 9/12/2011
40525 YUCCA LN
INDIO CA 92203

607040035
DOUGLASS A. VANCE
79045 COYOTE CREEK
LA QUINTA CA 92253

607040078
CORP OF PRES OF CH OF JESUS CHRIST LDS
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

607040058
JEFFREY STANSBERRY
40591 EMERALD COVE
INDIO CA 92203

607040068
BENJAMIN S. WEHRLI
40655 YUCCA LN
BERMUDA DUNES CA 92203

607020032
GREG ITKIN
40450 YUCCA LN
BERMUDA DUNES CA 92201

607040036
WILLIAM A. CARMAN
40725 YUCCA LN
BERMUDA DUNES CA 92203

607040069
DESERT CHRISTIAN ACADEMY
40700 YUCCA LN
BERMUDA DUNES CA 92203

607020042
EMERALD PLACE
1800 W 1ST AVE STE 600
PORTLAND OR 97201

607040057
DANL VANCE
40561 EMERALD COVE
BERMUDA DUNES CA 92203

607040059
BRYAN ANDERSON
40601 EMERALD COVE DR
BERMUDA DUNES CA 92203

607040061
CBM 96
120 CENTER ST
AUBURN CA 95603

607040067
TRENT BUTZLAFF
40654 EMERALD COVE
BERMUDA DUNES CA 92203



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: Tentative Parcel Map No. 38162

Project Location: North of Avenue 41, East of Emerald Cove, South of Emerald Crest Drive, and West of Yucca Lane

Project Description: Tentative Parcel Map No. 38162 is a proposal for a Schedule "H" subdivision of a 2.36 gross acre lot into two, 1.18 gross acre lots. No grading or construction is proposed within the project scope. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

Name of Public Agency Approving Project: Riverside County Planning Department Director

Project Applicant & Address: Calvada Surveying, Inc., 411 E Jenks Cir., Corona, CA, 92880

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 (Article 19, Section 15315 Class 15, Minor Land Divisions & Section 15061(b)(3), Common Sense Exemption)
- Statutory Exemption (_____)
- Other: _____

Reasons why the Project is exempt: This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of RC-VLDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of R-1. In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regards to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent to both the City of Palm Desert and the City of Indio that meet these minimum standards. The boundary line of the City of Palm Desert is located less than 0.1 miles to the west with a population of 51,541 people (2020 U.S. Census), and the boundary line of the City of Indio is located less than a half mile north with a population of 89,137 people (2020 U.S. Census). As previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption). The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment.

NOTICE OF EXEMPTION

Page 2

The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by the various Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the proposed zone of One Family Dwellings (R-1) is highly consistent with the Project site's existing land use designation of Rural Community-Very Low Density Residential (RC-VLDR). An R-1 zone would, therefore, remain in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

Kathleen Mitchell
County Contact Person

(951)-955-6836
Phone Number

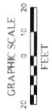
Signature

Project Planner
Title

Date

TENTATIVE PARCEL MAP NO. 38162

UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 134 OF RECORD OF SURVEY RECORDED IN
 BOOK 23, PAGE 43 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.



UTILITY SUPPLIERS

- GAS: SOUTHWEST GAS CORP.
- ELECTRIC: CALIFORNIA ELECTRIC LIGHT & POWER CO.
- SEWER: RIVERSIDE COUNTY SANITATION DISTRICT NO. 1
- WATER: RIVERSIDE COUNTY WATER DEPARTMENT
- TRASH: RIVERSIDE COUNTY WASTE MANAGEMENT DEPARTMENT

GENERAL NOTES

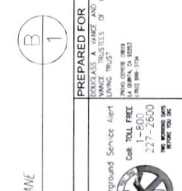
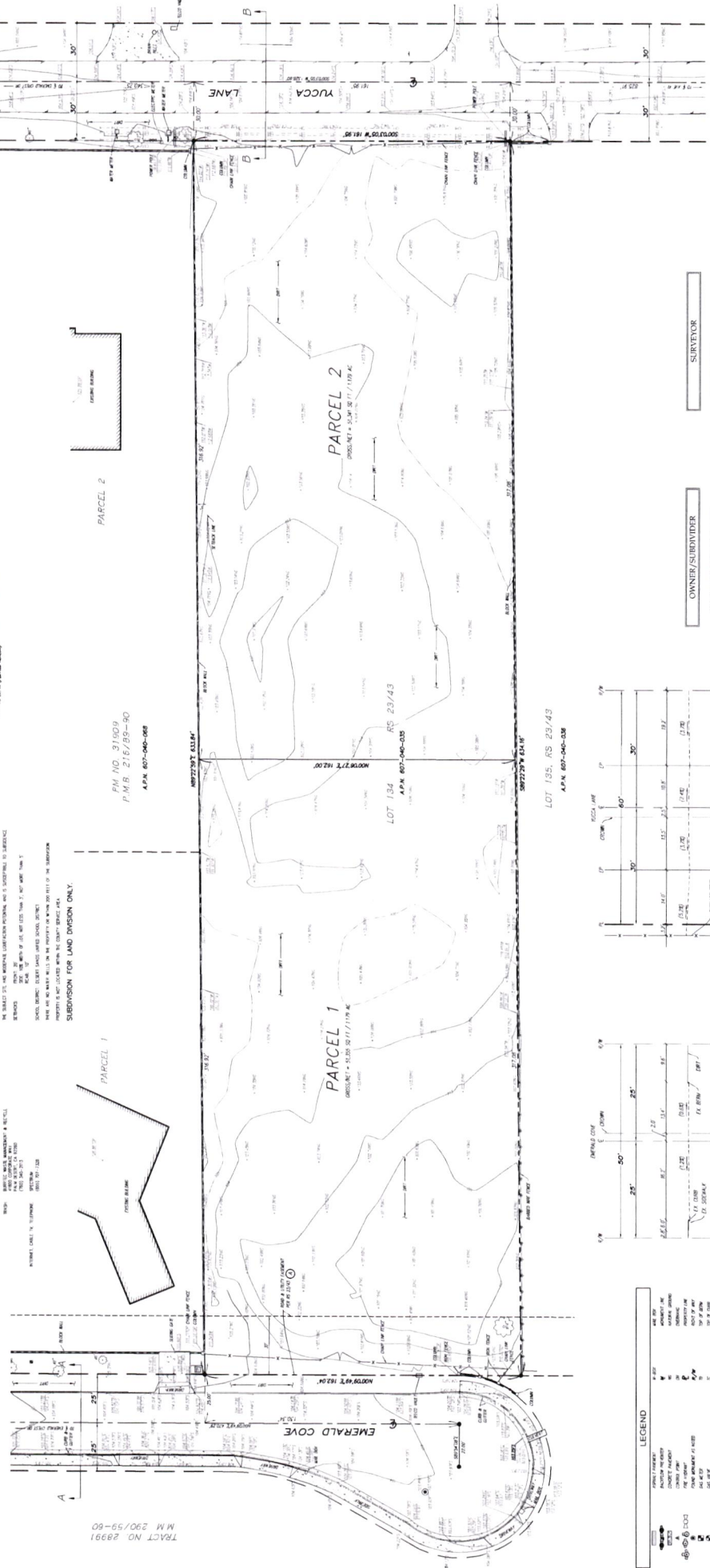
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SUBDIVISION MAP ACT.
- 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 3. THE SUBDIVISION MAP IS PREPARED FOR INFORMATIONAL PURPOSES ONLY.
- 4. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE SURVEYOR.
- 5. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE OWNER.

LEGAL DESCRIPTION

LOT 134, R.S. 23/43, P.M.B. 216/89-90, A.P.N. 607-040-008, TRACT NO. 2991, T.23N, R.43E, S.38162, COUNTY OF RIVERSIDE, CALIFORNIA.

EASEMENTS

There are no easements shown on this map.



LEGEND

(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED SUBDIVISION
(Symbol)	EXISTING SUBDIVISION
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED PARCEL
(Symbol)	EXISTING PARCEL
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED RAILROAD
(Symbol)	EXISTING RAILROAD
(Symbol)	PROPOSED WATERWAY
(Symbol)	EXISTING WATERWAY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED BOUNDARY
(Symbol)	EXISTING BOUNDARY
(Symbol)	PROPOSED CORNER
(Symbol)	EXISTING CORNER
(Symbol)	PROPOSED MARKER
(Symbol)	EXISTING MARKER
(Symbol)	PROPOSED SURVEY
(Symbol)	EXISTING SURVEY

REVISIONS

NO.	DATE	REVISIONS

UTILITY STATEMENT

BY: [Signature] DATE: [Date]

FOR THE PURPOSES OF THIS STATEMENT, THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UTILITY COMPANIES AND HAS FOUND NO OTHER INTERFERING INTERESTS IN THE SUBDIVISION.

PREPARED FOR

NAME	ADDRESS	CITY	STATE	ZIP

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE FOLLOWING SOURCES:

- 1. MEASUREMENTS MADE IN THE FIELD BY THE SURVEYOR.
- 2. MEASUREMENTS OBTAINED FROM THE RECORDS OF THE SURVEY.
- 3. MEASUREMENTS OBTAINED FROM THE RECORDS OF THE COUNTY CLERK.
- 4. MEASUREMENTS OBTAINED FROM THE RECORDS OF THE COUNTY SURVEYOR.

OWNER/SUBDIVIDER

NAME: [Name] ADDRESS: [Address] CITY: [City] STATE: [State] ZIP: [ZIP]

SURVEYOR

NAME: [Name] ADDRESS: [Address] CITY: [City] STATE: [State] ZIP: [ZIP]



CAL VADADA SURVEYING, INC.
 1655 W. TOWERS BLVD., SUITE 100, RIVERSIDE, CA 92507
 TEL: (951) 504-4444 FAX: (951) 504-4445
 WWW: WWW.CALVADADA.COM

EMERALD COVE N 1/4 S
 YUCCA LANE N 1/4 S

LOT 134, R.S. 23/43
 A.P.N. 607-040-008

PARCEL 1
 AREA: 31,396.71 S.F. / 0.719 AC

PARCEL 2
 AREA: 31,396.71 S.F. / 0.719 AC

TRACT NO. 2991
 M.M. 290/59-60