

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 14, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 36127 – (CEQA Exempt) – Applicant: Jeff Nelson
- Engineer/Rep: Cal-Survey Inc. - Fifth Supervisorial District - Lakeview Zoning Area –
Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) (1/2 AC
Min.) – Location: Southerly of Lakeview Avenue, northerly of Yucca Avenue, easterly of Hansen
Avenue, and westerly of 6th Street – 2.18 Gross Acres – Residential Agricultural (R-A) -
REQUEST: - The Tentative Parcel Map proposes a Schedule "H" subdivision of 2.18 gross
acres into two (2) residential parcels with a minimum lot size of one (1) gross acres - APN: 426-
140-025.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the
Director's Hearing on July 13, 2009.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR:

APPROVED TENTATIVE PARCEL MAP NO. 36127, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

Dep't Recomm.: ☐ Consent ☐ Policy
Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

Handwritten initials: AAR 9/15/09

4.1 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED

TENTATIVE PARCEL MAP NO. 36127 – CEQA Exempt – The parcel map proposes a Schedule “H” subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acres - APN: 426-140-025. Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org. (Quasi-Judicial)

Agenda Item No.: 4.1
Area Plan: Lakeview/Nuevo
Zoning District: Lakeview
Supervisory District: Fifth
Project Planner: Jeff Horn
Directors Hearing: July 13, 2009

TENTATIVE PARCEL MAP NO. 36127
CEQA EXEMPT: Section 15315
Applicant: Jeff Nelson
Engineer/Representative: Cal-Survey

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36127 proposes a Schedule H subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre.

The project site is located in the Lakeview/Nuevo Area Plan, more specifically, northerly of Yucca Avenue, southerly Lakeview Avenue, easterly of Hansen Avenue, and westerly of 6th Street.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) to the north, east, south, and west. |
| 3. Existing Zoning: | Residential Agricultural (R-A) |
| 4. Surrounding Zoning: | Residential Agricultural (R-A) to the north, east, south, and west. |
| 5. Existing Land Use (Ex. #1): | Single Family Residence |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential |
| 7. Project Data: | Total Acreage: 2.18
Total Proposed Lots: 2
Proposed Min. Lot Size: 1 gross acre
Schedule: H |
| 7. Environmental Concerns: | Exempt per CEQA Section 15315 |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 36127**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule 'H' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

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4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) on the Lakeview/Nuevo Area Plan.
2. The proposed use, a subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre, is permitted use in the Residential Agricultural (R-A) designation.
3. The proposed use, a subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre, is a permitted use in the Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) designation.
4. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1 acre minimum).
5. The zoning for the subject site is Residential Agricultural (R-A).
6. The proposed use, a subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre, is consistent with the development standards set forth in the Residential Agricultural (R-A) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural (R-A).
8. Residential uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. The proposed project meets the criteria for exemption pursuant to CEQA Section 15315 – Minor Land Divisions. The project meets the following conditions: 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 exemptions 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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is located within:
 - a. Community of Nuevo:
 - b. Lakeview/Nuevo Area Plan:
 - c. 5th Supervisorial District:
 - d. Rural Community Foundation Component;
 - e. Low Density Residential (LDR) General Plan Land Use Designation:
 - f. Rural Agricultural (R-A) Ordinance 348 Zoning Designation:
 - g. Lakeview/Nuevo Redevelopment area:
 - h. Nuview Union and Perris Union School Districts:
 - i. County Service Area #146: and
 - j. Lighting Ordinance 655 Zone B 35.73 Miles.
3. The project site is not located within:
 - a. Specific Plan:
 - b. WRCMSHCP Criteria Cell:
 - c. Agricultural Preserve:
 - e. Fault Zone: or a
 - h. High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number 426-140-025.
5. This project was filed with the Planning Department on October 14, 2008.
6. This project was reviewed by the Land Development Committee one time on the following dates November 20, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total 13,091.42

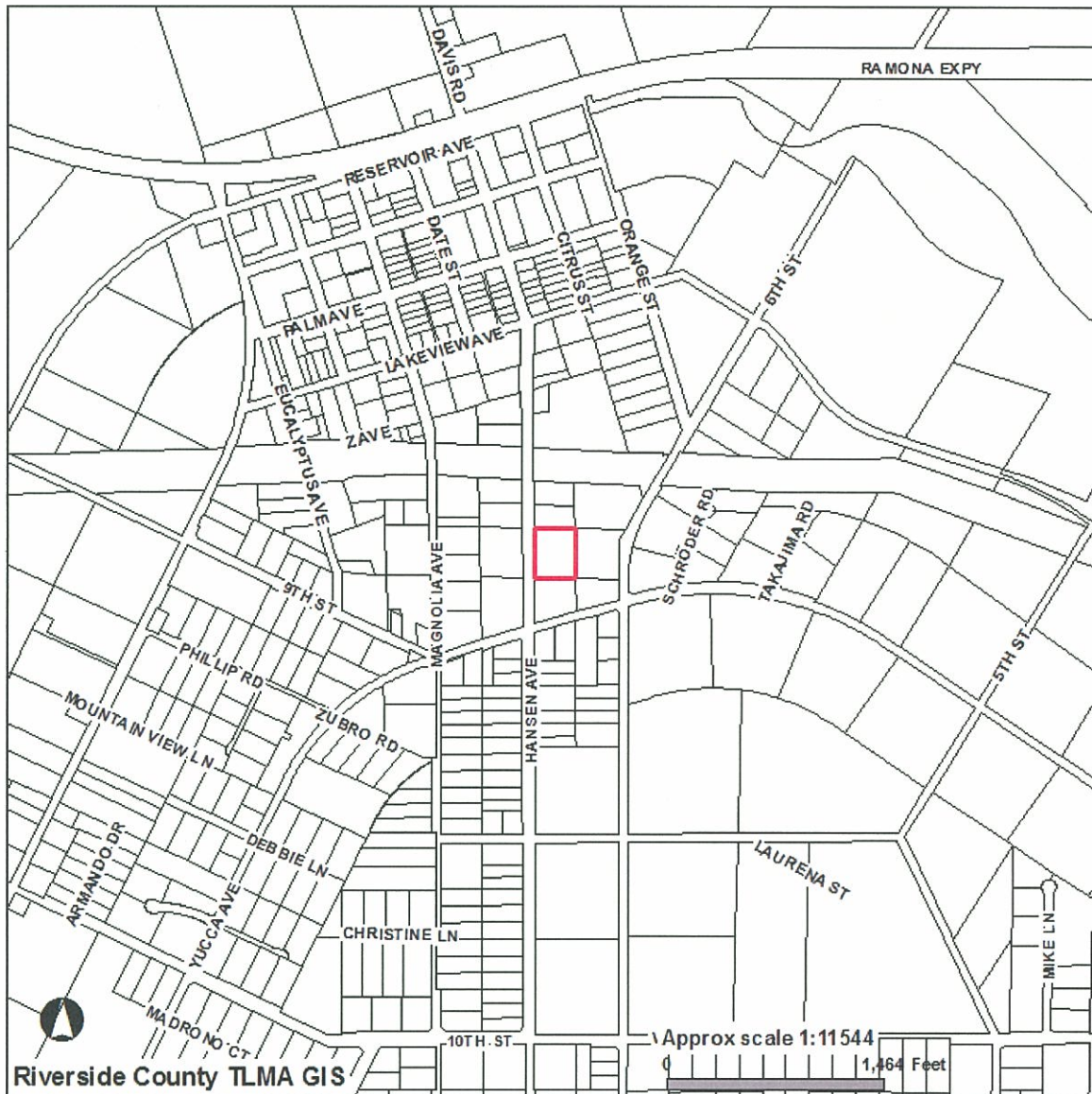
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Date Prepared: 6/11/09

Date Revised: 6/19/09

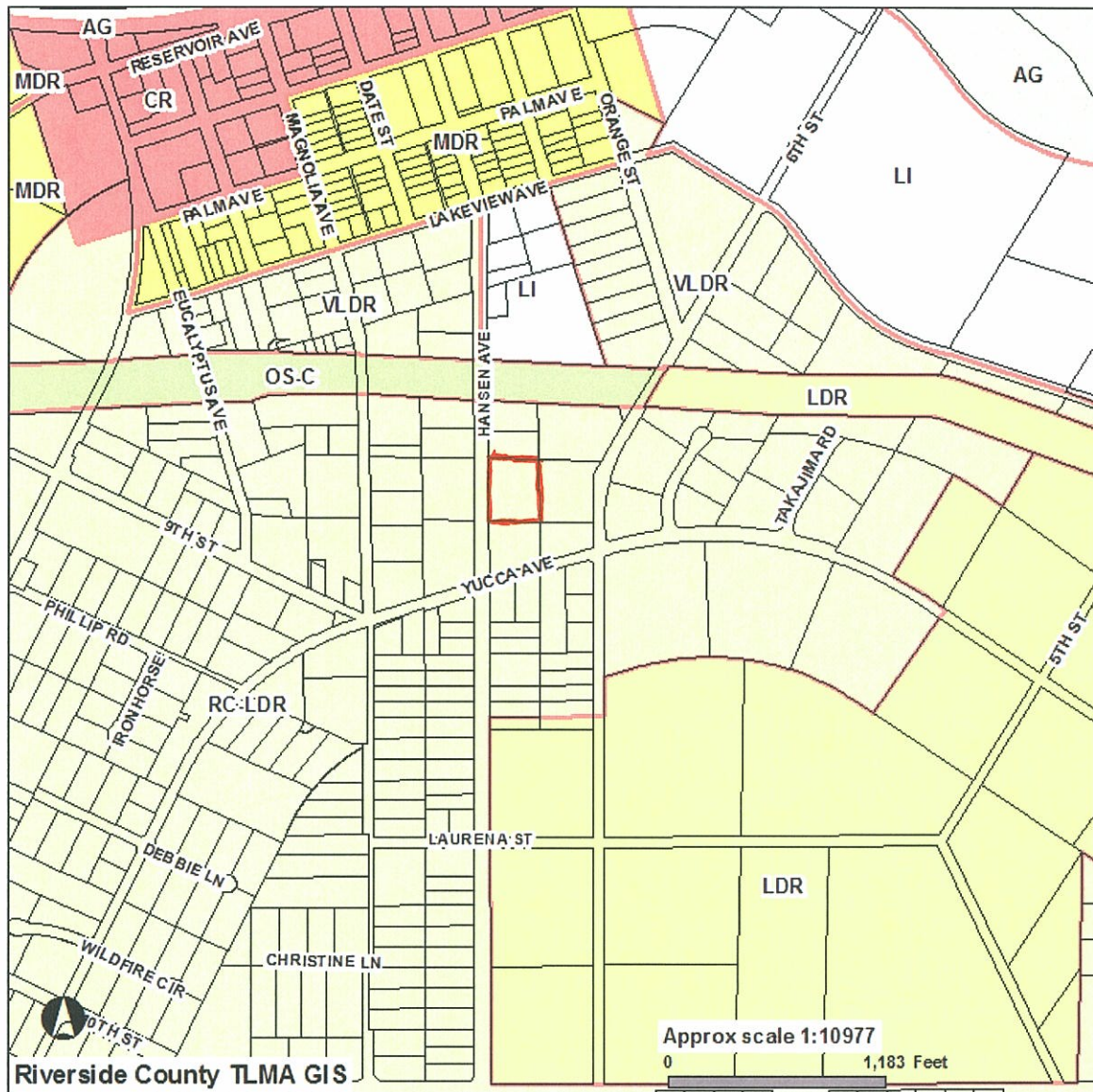
Vicinity Map

***IMPORTANT***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Tue Jun 30 10:56:27 2009

General Plan

***IMPORTANT***

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Exisitng Zoning

***IMPORTANT***

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36127 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36127, Amended No. 1, dated 2/24/09.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is Schedule "H" subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees 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. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety

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10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

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PARCEL MAP Parcel Map #: PM36127

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

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PARCEL MAP Parcel Map #: PM36127

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS

RECOMMND

Parcel Map#36127 proposed a two residential lot split (each approximately 1.09 acres) both of which will connect to Eastern Municipal Water District (EMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD, as well as, all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

10. GENERAL CONDITIONS

10.FIRE. 2

MAP-#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36127 is a proposal to subdivide 2.18-acres into two lots in the Lakeview-Nuevo area. The project site is located east of Hansen Avenue, west of 6th Street, south of Lakeview Avenue, and north of Yucca Avenue.

This site is located on the Lakeview-Nuevo mountain alluvial fan. The construction of the Lakeview Dam upstream has reduced flooding significantly and as a result the FEMA floodplain in this area changed from zone AO to zone B. However, the project is still impacted by localized sheet flow type runoff generated from the area downstream of the Dam. All new buildings shall be floodproofed by constructing the finished floor a minimum of 18 inches above surrounding finished. Mobile homes shall be placed on a permanent foundation systems.

The project site is located within the bounds of the Lakeview-Nuevo Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2093 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3

MAP ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

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PARCEL MAP Parcel Map #: PM36127

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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PARCEL MAP Parcel Map #: PM36127

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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.

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 5 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 6 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural (R-A) zone.

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PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant 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.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE RECOMMND

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 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 this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) RECOMMND

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

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PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

10.PLANNING. 14 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

10.PLANNING. 15 MAP - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSKP/IRRIG INSTALL INS."

10.PLANNING. 16 MAP - LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed

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PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LC RECLAIMED WATER (cont.) RECOMMND

water is made available to the site. This condition does not apply to residential front yards.

10.PLANNING. 17 MAP - LC FRONT YARD LNDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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.

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PARCEL MAP Parcel Map #: PM36127

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10. GENERAL CONDITIONS

10.TRANS. 4

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4 MAP-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP (cont.) RECOMMND

engineer and include the appropriate plan check fee.

50.FLOOD RI. 5 MAP ELEVATE FINISH FLOOR ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

50.FLOOD RI. 8 MAP LAKEVIEW/NUEVO ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lakeview-Nuevo Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 1.00 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).

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 40 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146A.

50.PLANNING. 7 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146A 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

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50.PLANNING. 7 MAP - QUIMBY FEES (1) (cont.) RECOMMND

the TENTATIVE MAP in accordance with Section 10.35 of
County Ordinance No. 460.

50.PLANNING. 9 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails
maintenance district or other maintenance district
approved by the County Planning Department, for the
maintenance of a community trail located along Hansen
Avenue. The land divider, or the land divider's
successors-in-interest or assignees, shall be responsible
for the maintenance of the community trail easement until
such time as the maintenance is taken over by the
appropriate maintenance district.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning
Department - Land Use Division that all structures for
human occupancy presently existing and proposed for
retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraints Note shall be
placed on the ECS:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 24 MAP - MAP - LKVW/NUEVO IMP PRO RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Hansen Avenue shall be dedicated for public use to provide for a 40 foot half-width right-of-way.

50.TRANS. 2 MAP - EASEMENT RECOMMND

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.

50.TRANS. 5 MAP - IMPROVEMENTS RECOMMND

Hansen Avenue along project boundary is a paved County maintained road and shall be improved with rolled concrete curb located 20 feet from centerline, AC pavement, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 40' foot half-width dedicated right-of-way in accordance with the Lakeview-Nuevo Design Guidelines, Street "A", page 32 and 33. Contact Plan Check for improvement widths prior to plan

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - IMPROVEMENTS (cont.) RECOMMND

check submittal.

NOTE: 1. Provide an 8' trail in the middle of parkway with
6' landscaping on each side of the trail.

50.TRANS. 6 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way, in accordance with Lakeview-Nuevo Design Guidelines. Landscaping and trail shall be improved within Hansen Avenue.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Hansen Avenue.
- (2) Trails along Hansen Avenue.
- (3) Graffiti abatement of walls and other permanent structures along Hansen Avenue.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2

MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.) RECOMMND

Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP LAKEVIEW-NUEVO ADP FEES RECOMMND

PM 36127 is located within the limits of the Lakeview-Nuevo Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 13 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 19 MAP - SKR FEE CONDITION RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SKR FEE CONDITION (cont.)

RECOMMND

contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.18 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. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 20 MAP - FEE BALANCE

RECOMMND

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.

60.PLANNING. 21 MAP - GRADING PLAN REVIEW

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1

ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#2 based on West Coast Sanitation Soils Percolation Report Project#170908-HA dated 9-26-08. A primary dwelling including its dedicated OWTS exists on Parcel#1 (C42 - Dependable Septic Service).

Upon building submittal, the applicant must submit to DEH for review three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in the DEH Technical Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2

DEH SITE EVALUATION REQUIRED

RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

Please note that if groundwater encroachment is observed, further engineering may be required.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) RECOMMND

financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire
hydrant and access to the property.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP LAKEVIEW-NUEVO ADP FEES RECOMMND

PM 36127 is located within the limits of the Lakeview-Nuevo
Area Drainage Plan for which drainage fees have been
adopted.

Drainage fees shall be paid with cashier's check or money
order only to the District at the time of the issuance of
grading permits for the approved parcels or at the time of
issuance of building permits if no grading permits are
issued for the parcels and may be paid, at the option of
the land owner, in pro rata amounts. The amount of the
drainage fee required to be paid shall be the amount that
is in effect for the particular Area Drainage Plan at the
time of issuance of the grading permits or issuance of the
building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Nuvview School District shall be mitigated in
accordance with California State law.

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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.

80.PLANNING. 11 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a
Landscaping and Irrigation Plan to the County Planning
Department for review and approval. Said plan shall be
submitted to the Department in the form of a plot plan
application pursuant to County Ordinance No. 348, Section

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 12

MAP - LC LANDSCAPING SECURITIE

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - LC LANDSCAPING SECURITIE (cont.) RECOMMND

filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 13 MAP - LVN IMPLEMENTATION PRGRM RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

80.PLANNING. 15 MAP - ALLOW UNDERGROUND UTIL. RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - QUIMBY FEES (2) (cont.)

RECOMMND

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 CSA No. 146A.

90.PLANNING. 8 MAP - SKR FEE CONDITION

RECOMMND

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 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 2.18 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9 MAP - LC LNDSCP/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

06/30/09
10:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP - LC COMPLY W/ LNDSCP/IRR

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 11

MAP - LVN IMPLEMENTATION PRGRM

RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3

MAP - LAKEVIEW/NUEVO FUNDING

RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

06/30/09
10:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PARCEL MAP Parcel Map #: PM36127

Parcel: 426-140-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Hansen Avenue.
- (2) Trails along Hansen Avenue.
- (3) Graffiti abatement of walls and other permanent structures along Hansen Avenue.
- (4) Street sweeping.

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

DATE: October 23, 2008

TO:

5th Supervisor
5th Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist

Environmental Programs Dept.
P.D. Trails Coordinator J. Jolliffe
Riv. Transit Agency
Riv. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area 146 c/o EDA
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas

Nuview School District
Perris Union High School District
Reg. Water Quality Control-Santa Ana
Eastern Information Center (UCR)
Friends of Nuevo Community Council
Friends of Northern San Jacinto Valley
P.D. Comm. Facilities Phasing Section
P.D. Archaeologist

TENTATIVE PARCEL MAP NO. 36127 - EA42064 – Applicant: Jeff Nelson - Engineer/Rep: Cal-Survey Inc. - Fifth Supervisorial District - Lakeview Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) (1/2 AC Min.) – Located south of Lakeview Avenue, north of Yucca Avenue, east of Hanson Avenue, and west of 6th Street – 2.18 Gross Acres – Residential Agricultural (R-A) - **REQUEST:** - The tentative map is a Schedule "H" subdivision for the 2.14 gross acres into two residential lots- APN: 426-140-025

NOTE: ALL ACCESSORY STRUCTURES SHOWN ON RCLIS AIRPHOTOS HAVE BEEN REMOVED.
Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 20, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn**, Project Planner, at (951) 955-4641 or email at jhorn@rctlma.org / **MAILSTOP# 1070**.

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 12, 2008

Jeff Horn, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map (TPM) No. 36127
Proposal: Subdivision of 2.14 acres into two residential lots
APN: 426-140-025

Dear Mr. Horn:

The Riverside County Waste Management Department has reviewed the proposed project south of Lakeview Avenue, north of Yucca Avenue, east of Hanson Street, and west of 6th Street, in the Lakeview/Nuevo Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross
Planner IV

RR:JV/jv

PD 72361v3

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36127 – CEQA Exempt – Applicant: Jeff Nelson - Engineer/Rep: Cal-Survey Inc. - Fifth Supervisorial District - Lakeview Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Southerly of Lakeview Avenue, northerly of Yucca Avenue, easterly of Hansen Avenue, and westerly of 6th Street – 2.18 Gross Acres – Residential Agricultural (R-A) - **REQUEST:** - The parcel map proposes a Schedule "H" subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acres - APN: 426-140-025. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: July 13, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/3/09,

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

APN (s) or case numbers Pm 36127 For

Company or Individual's Name Planning Department,

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: Vinnie Nguyen

TITLE GIS Analyst

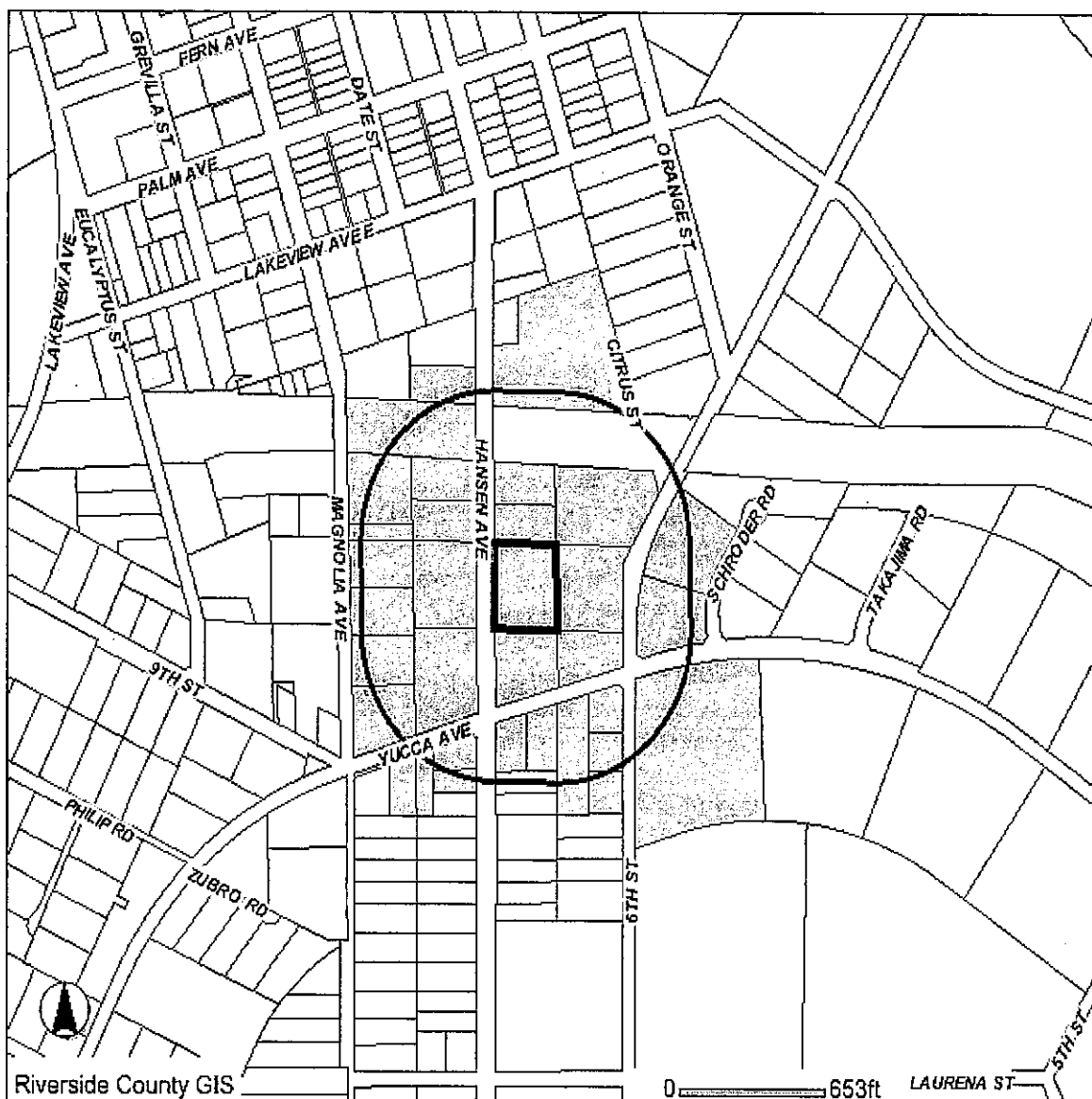
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/14/09 CD
Expires 10/3/09

600 feet buffer

**Selected parcel(s):**

426-140-002	426-140-004	426-140-005	426-140-006	426-140-007	426-140-020	426-140-021
426-140-022	426-140-023	426-140-025	426-140-026	426-140-029	426-140-030	426-140-034
426-140-035	426-140-037	426-140-049	426-140-051	426-140-052	426-140-053	426-160-039
426-160-041	426-200-013	426-400-001	426-400-002	426-400-005	426-400-020	426-400-021
	426-400-022	426-410-001	426-410-002	426-410-004	426-410-005	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/3/2009

APN: 426140002 ASMT: 426140002
GUSTAVO BECERRA
30630 RANCHO RD
NUEVO CA 92567

APN: 426140004 ASMT: 426140004
FRANCIS R WOOLDRIDGE
WILLIE D WOOLDRIDGE
P O BOX 396
NUEVO CA 92567

APN: 426140005 ASMT: 426140005
ELOY T REVELES
ORALIA REVELES
21622 HANSEN AVE
NUEVO CA 92567

APN: 426140006 ASMT: 426140006
CRUZ LOPEZ
GUADALUPE MARIBEL B LOPEZ
ARACELI LOPEZ BARRERA
GERMAN LOPEZ BARRERA
19957 HANSEN AVE
NUEVO CA. 92567

APN: 426140007 ASMT: 426140007
JONATHAN REYES
TERRY REYES
19937 HANSEN AVE
NUEVO CA. 92567

APN: 426140020 ASMT: 426140020
GARBERS DIANA LYNN LIVING TRUST
C/O DIANA L GARBERS GALASSO
8892 GENTLE WIND DR
CORONA CA 92883

APN: 426140021 ASMT: 426140021
DANNY HAMEL
DEBORAH HAMEL
926 ROXANNE DR
HEMET CA 92543

APN: 426140022 ASMT: 426140022
EVELYN LAUGHTON
31272 YUCCA ST
NUEVO CA. 92567

APN: 426140023 ASMT: 426140023
GERALD J NORMAN
19940 HANSEN AVE
NUEVO CA. 92567

APN: 426140025 ASMT: 426140025
JEFF NELSON
SHARON NELSON
19964 HANSEN AVE
NUEVO CA. 92567

APN: 426140026 ASMT: 426140026
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 426140029 ASMT: 426140029
RICHARD BLANOR
ARDENE BLANOR
19930 HANSEN AVE
NUEVO CA. 92567

APN: 426140030 ASMT: 426140030
JUAN J REGALADO
19942 HANSEN AVE
NUEVO CA. 92567

APN: 426140034 ASMT: 426140034
LLOYD D VEIK
JENNIFER J VEIK
19967 HANSEN AVE
NUEVO CA. 92567

APN: 426140035 ASMT: 426140035
HSBC BANK USA
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 426140037 ASMT: 426140037
ALMA ANGELICA RUBIO
ROSALBA RAMSEY
19985 6TH ST
NUEVO CA. 92567

APN: 426140049 ASMT: 426140049
PETER G GAGNON
CAROLE J GAGNON
P O BOX 368
NUEVO CA 92567

APN: 426140051 ASMT: 426140051
RICHARD L ORMONDE
BROOKE A ORMONDE
19950 MAGNOLIA AVE
NUEVO CA. 92567

APN: 426140052 ASMT: 426140052
BULMARO VILLASENOR
19980 MAGNOLIA AVE
NUEVO CA. 92567

APN: 426140053 ASMT: 426140053
DAVID BARRA GARCIA
EVELYN MARIE GARCIA
14109 ARDIS AVE
BELLFLOWER CA 90706

APN: 426160039 ASMT: 426160039
PAUL DUNNE
MARTA DUNNE
P O BOX 241
NUEVO CA 92567

APN: 426160041 ASMT: 426160041
BENJAMIN A FRANKLIN
RUTH C FRANKLIN
P O BOX 1240
NUEVO CA 92567

APN: 426200013 ASMT: 426200013
ROBERT MCGINTY
JOE N JACKSON
CHRISTOPHER JACKSON
P O BOX 1090
NUEVO CA 92567

APN: 426400001 ASMT: 426400001
VIRGINIA A LUKER
P O BOX 1027
LAKEVIEW CA 92567

APN: 426400002 ASMT: 426400002
JACK L BLANKENSHIP
LISA A BLANKENSHIP
31305 YUCCA
NUEVO CA 92567

APN: 426400005 ASMT: 426400005
WILBUR VANHOY
SHARON VANHOY
31331 YUCCA AVE
NUEVO CA. 92567

APN: 426400020 ASMT: 426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO CA 91762

APN: 426400021 ASMT: 426400021
WILLIAM M WHITAKER
PHYLLIS L WHITAKER
P O BOX 76
NUEVO CA 92567

APN: 426400022 ASMT: 426400022
ROGER WALDEN
MARGARET WALDEN
31353 YUCCA AVE
NUEVO CA. 92567

APN: 426410001 ASMT: 426410001
SHELLEY ANNE WILSON
20071 HANSEN AVE
NUEVO CA. 92567

APN: 426410002 ASMT: 426410002
JEAN CHAMALBIDE
AURORA CHAMALBIDE
20081 HANSEN AVE
NUEVO CA. 92567

APN: 426410004 ASMT: 426410004
ROCKY G PATTERSON
31195 YUCCA AVE
NUEVO CA. 92567

APN: 426410005 ASMT: 426410005
DENNIS RAY MANKA
VIRGINIA EVA MANKA
P O BOX 949
LAKEVIEW CA 92567



Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Friends of the Northern San Jacinto
Valley
P.O. Box 9097
Moreno Valley, CA 92552-9097

Friends of Nuevo Community Council
22010 Polley St.
Nuevo, CA 92567-8951

Nuvview Union School District
29780 Lakeview Ave.
Nuevo, CA 92567-9706

ATTN: Emmanuelle Reynolds
Perris Union High School District
155 E. 4th St.
Perris, CA 92570-2124

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Jeff Nelson
P.O. Box 1515
Perris, CA 92571

Jeff Nelson
P.O. Box 1515
Perris, CA 92571

Jeff Nelson
P.O. Box 1515
Perris, CA 92571

Cal-Surv, Inc.
P.O. Box 1249
Riverside, CA 92502

Cal-Surv, Inc.
P.O. Box 1249
Riverside, CA 92502

Cal-Surv, Inc.
P.O. Box 1249
Riverside, CA 92502

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| ☐ TRACT MAP | ☐ MINOR CHANGE | ☐ VESTING MAP |
| ☐ REVISED MAP | ☐ REVERSION TO ACREAGE | ☐ EXPIRED RECORDABLE MAP |
| ☒ PARCEL MAP | ☐ AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tentative Parcel Map #36127

DATE SUBMITTED: 10-14-08
10-9-08

APPLICATION INFORMATION

Applicant's Name: Jeff Nelson

E-Mail: Debbie@acdy.net (Debbie Melvin)

Mailing Address: PO Box 1515

Perris, California 92571
City State ZIP

Daytime Phone No: (951) 830-0385 Fax No: (951) 928-5031

Engineer/Representative's Name: CAL-SURV. INC. E-Mail: Debbie@acdy.net

Mailing Address: PO Box 1249

Riverside, California 92502
City State ZIP

Daytime Phone No: (951) 788-8357 Fax No: (951) 788-8200

Property Owner's Name: Jeff Nelson E-Mail: Debbie@acdy.net (Debbie Melvin)

Mailing Address: PO Box 1515

Perris, California 92571
City State ZIP

Daytime Phone No: (951) 830-0385 Fax No: (951) 928-5031

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157
Form 295-1011 (08/27/07)

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

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

Ea 42064

CFG 05415

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S)

Sharon Nelson

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sharon Nelson

SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (cross streets, etc.): North of _____, South of _____, East of _____, West of _____.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jeff Nelson

PRINTED NAME OF APPLICANT

Jeff Nelson

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jeff Nelson

PRINTED NAME OF PROPERTY OWNER(S)

Jeff Nelson

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 426-140-025

Section: 8 Township: 4S Range: 2W

Approximate Gross Acreage: 2.18 acres

General location (cross streets, etc.): North of Yucca Avenue, South of Lakeview Avenue, East of Hansen Avenue, West of 6th Street.

Thomas Brothers map, edition year, page number, and coordinates: Book 2 / Page 16

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Subdividing a parcel into 2 one acre parcels for residential use.

Related cases filed in conjunction with this request:

NONE

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

If yes, provide Case No(s). PM #18369 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) None E.I.R. No. (if applicable): None

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

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

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☐ No ☒

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: less than 50 cubic yards

Estimated amount of fill = cubic yards none

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

Import _____ Export _____ Neither X

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

NONE

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
NONE

How many anticipated truckloads? NONE truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 2.15 acres sq. ft.

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

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

Dedicate land ☐ Pay Quimby fees ☒ Combination of both ☐

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0811140

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: NELSON JEFF \$64.00
paid by: CK 14773
CALIFORNIA FISH AND GAME FOR EA42064
paid towards: CFG05415 CALIF FISH & GAME: DOC FEE
at parcel: 19964 HANSEN AVE NUEV
appl type: CFG3

By _____ Oct 14, 2008 14:30
MBRASWEL posting date Oct 14, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning 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, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Parcel Map No. 36127

Project Location: The project site is located in the Lakeview/Nuevo Area Plan, more specifically, southerly of Lakeview Avenue, northerly of Yucca Avenue, easterly of Hansen Avenue, and westerly of 6th Street.

Project Description: Tentative Parcel Map No. 36127 proposes a Schedule "H" subdivision of 2.18 gross acres into two (2) residential lots with a minimum lot size of one (1) gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jeff Nelson

Exempt Status: (Check one)

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

Reasons why project is exempt: The project conforms to Section 15315 of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: 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 exemptions 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.

Jeff Horn
County Contact Person

(951) 955- 4641
Phone Number

Signature

Project Planner
Title

6/9/09
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PM36127\PM36127 NOE.doc