

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 11, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 30776 – CEQA Exempt - Applicant: Jose & Adrienne Montoya – Eng/Rep: Bob Mainero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Avenue 65, southerly of Locust Lane, westerly of Cricket Lane at 64545 Highway 111 – 20 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** Schedule H subdivision of 20 gross acres into three residential parcels ranging in size from 5 to 8.86 acres, and a waiver of final map in accordance with County Subdivision Ordinance No. 460, Section 6.5 D.

RECOMMENDED MOTION:

**RECEIVE AND FILE** the above referenced case acted on by the Planning Director's Representative in Palm Desert on December 21, 2009.

The Planning Department recommended Approval; and,  
**THE PLANNING DIRECTOR'S REPRESENTATIVE:**

**APPROVED** TENTATIVE PARCEL MAP NO. 30776, subject to the attached conditions of approval, and based upon upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

This tentative parcel map was originally filed in May of 2003 with a proposed waiver of final Map. The tentative parcel map did not proceed to public hearing until December 2009 since an accompanying Certificate of Land Division Compliance (COC05745) was under review by County Survey and applicant with required corrections. A COC is required in order to record a proposed tentative parcel map with waiver of final map request. COC issues were recently

  
Ron Goldman  
Planning Director

RG:jo  
P21

DATE

Dep't Recor

Per Exec. Ofc.

Policy

Consent

Consent

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors  
RE: TENTATIVE PARCEL MAP NO. 30776  
January 11, 2010  
Page 2 of 2

resolved by County Survey and the applicant in November 2009 which allowed the tentative parcel map to proceed to hearing with a recommendation for approval. The tentative map was found to be in compliance with Ordinance No. 460, Section 6.5 D. (Waived Maps) due to the rural nature of the land with minimum five acre lots and minimal required improvements. The tentative parcel map was found to be exempt from CEQA under Section 15061 in that it can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment (see attached staff report conclusions and findings).

**Agenda Item No.:**  
**Area Plan:** Eastern Coachella Valley  
**Zoning District:** Lower Coachella Valley  
**Supervisory District:** Fourth  
**Project Planner:** Jay Olivas  
**Directors Hearing:** December 21, 2009

**TENTATIVE PARCEL MAP NO. 30776**  
**CEQA Exempt**  
**Applicant:** Jose & Adrienne Montoya

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

This Tentative Parcel Map is a Schedule H subdivision of 20 gross acres into three residential parcels ranging in size from 5 to 8.86 acres, and is requesting a waiver of the final map in accordance with County Subdivision Ordinance No. 460, Section 6.5.D..

The project is located northerly of Avenue 65, southerly of Locust Lane, westerly of Cricket Lane at 64545 Highway 111.

### **ISSUES OF RELEVANCE:**

The proposed Tentative Parcel Map is proposed with Waiver of the Final Map. Waiver of the Final map is allowed under certain requirements as described in Section 9.12 (Waived Maps) and Section 6.5 D. of County Subdivision Ordinance No. 460. Section 6.5 D. states the Advisory Agency, upon the request of the land divider, may waive the requirement of a parcel map to be recorded if enough information is available and that the necessary conditions of the tentative map have been met, and the proposed land division complies with the following requirements as to: 1) Area, 2) Improvement and design, 3) Flood water drainage control, 4) Appropriate improved public roads, 5) Sanitary disposal facilities, 6) Water supply availability, 7) Environmental Protection, 8) Adequate existing survey control, and 9) other provisions of this and other applicable ordinance of Riverside County and the Subdivision Map Act. The Planning Department finds the above criteria met due to the rural nature of land division with minimum five acre lots and minimal required improvements for this rural area which is further supported by findings and conclusions described in the staff report.

Certificate of Land Division Compliance No. 5745 (COC05745) has been cleared by County Surveyor and will be the recording vehicle for the three parcel tentative parcel map and the requirement for the final map process will be waived with the recordation of this COC.

### **SUMMARY OF FINDINGS:**

- |                                       |                                                                                                         |
|---------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use:    | Rural Residential (RR) (5 Acre minimum)                                                                 |
| 2. Surrounding General Plan Land Use: | Rural Residential (RR) (5 Acre minimum)                                                                 |
| 3. Existing Zoning:                   | Light Agriculture - 5 Acre Minimum (A-1-5)                                                              |
| 4. Surrounding Zoning:                | Light Agriculture - 5 Acre Minimum (A-1-5)                                                              |
| 5. Existing Land Use:                 | Mobile homes                                                                                            |
| 6. Surrounding Land Use:              | Scattered dwellings, agriculture land, cold storage facility, migrant farm worker facility, vacant land |
| 7. Project Data:                      | Total Acreage: 20<br>Total Existing Lots: One<br>Access from Highway 111 (Grapefruit Boulevard)         |

**RECOMMENDATIONS:**

**APPROVAL** of TENTATIVE PARCEL MAP NO. 30776 WITH A WAIVER OF THE FINAL MAP, 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 Eastern Coachella Valley Plan: Rural: Rural Residential (R: RR)(5 Acre Minimum.) Foundation Component/Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Schedule H map requirements, Section 9.12 (Waived Maps) and Section 6.5 D., and with all other applicable provisions of Ordinance No. 460.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. This minor land division is exempt under section 15061 of the California Environmental Quality Act in that it can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment

**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: Rural Residential (R: RR) (5 Acre Minimum) on the Eastern Coachella Valley Area Plan.
2. The proposed tentative parcel map is compatible with Rural: Rural Residential (R: RR) foundation component/land use designation in that the parcel map proposes parcels no smaller than the minimum five acre size set forth by this land use designation.
3. The zoning for the subject site is currently Light Agriculture – 5 Acre Minimum (A-1-5). The proposed land division is compatible with the existing A-1-5 zone in that the parcel map proposes two 5 acre parcels and one 8.83 acre parcel which comply with minimum size requirements set forth in this zoning classification.
4. The project site is surrounded by properties zoned A-1-5 and the tentative parcel map is conditionally compatible with the surrounding A-1-5 zone in that the project is a similar development type intended for residential units including mobile homes and agriculture uses which are present on-site and on surrounding land.
5. The existing site currently contains approximately 16 mobile home units. Surrounding and nearby land uses consist of scattered dwellings and vacant land with crops. The tentative parcel map is compatible with these surrounding uses since the parcel map proposes rural 5 acre minimum parcels.
6. Domestic water is provided by the Coachella Valley Water District and sewage disposal is provided by septic systems in conformance with water and sewer land use standards of the

General Plan. Subsequent development on the two vacant 5-acre parcels will also be provided water service by CVWD, and appropriate septic systems will be constructed.

7. Parcel 1 is provided access from Locust Lane (60' r-o-w) and Parcels 2 and 3 are provided access from Avenue 65. The project has provided appropriate half width public street dedication in conformance with land use standards of the circulation element of the General Plan.
8. The project conforms to Section 15061, of the CEQA guidelines and is determined to be exempt from CEQA on the basis that it can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment. This is based on the following:
  - a. the entire subject property has been previously disturbed with agricultural and/or related activities (including number buildings and structures and an on-site retention basin.) The creation of two additional 5-acre parcels, through the approval of this tentative map and the subsequent recordation of a Certificate of Land Division Compliance to certify these 3 parcels as legal; will not create any impacts related to aesthetic issues or agricultural resources.
  - b. Impacts to cultural resources have been adequately mitigated through the preparation of a cultural resources report and the application of appropriate conditions of approval.
  - c. No impacts to biological resources will be created as compliance to the Coachella Valley Multi-species Habitat Conservation Plan will provide adequate mitigation.
  - d. Potential impacts to geological and soils issues have been resolved through the conditions of approval.
  - e. The activity will not create any impacts for Hazards or Hazardous Materials issues, nor will it create any hydrology or water quality impacts.
  - f. The activity is consistent with land use and planning issues and therefore there is no impact.
  - g. The activity will not impact mineral resources.
  - h. The activity will not create any adverse noise impact, nor will the property be subject to any adverse noise impacts.
  - i. The activity will not create any impacts to public services or utility or service systems.
  - j. The activity will not create an impact to recreational or transportation or traffic issues.
9. No objections were received from the Building and Safety Department, Code Enforcement Division, based on recent email letters dated June 22, 2007 and December 9, 2009.

#### INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition to this project have been received.
2. The subject site is currently designated as Assessor's Parcel Number 727-091-011.
3. This project was filed with the Planning Department on May 30, 2003.
4. This project was reviewed by the Land Development Committee 10 times on the following dates: 7/2/03, 8/13/03, 9/3/03, 10/15/03, 11/5/03, 12/10/03, 2/18/04, 3/10/04, 5/13/04, & 6/24/04.
5. Deposit Based Fees received for this project, at the time of staff report preparation, total \$15,730.27.

DA

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Date Prepared: 04/24/08

Date Revised: 12/7/09

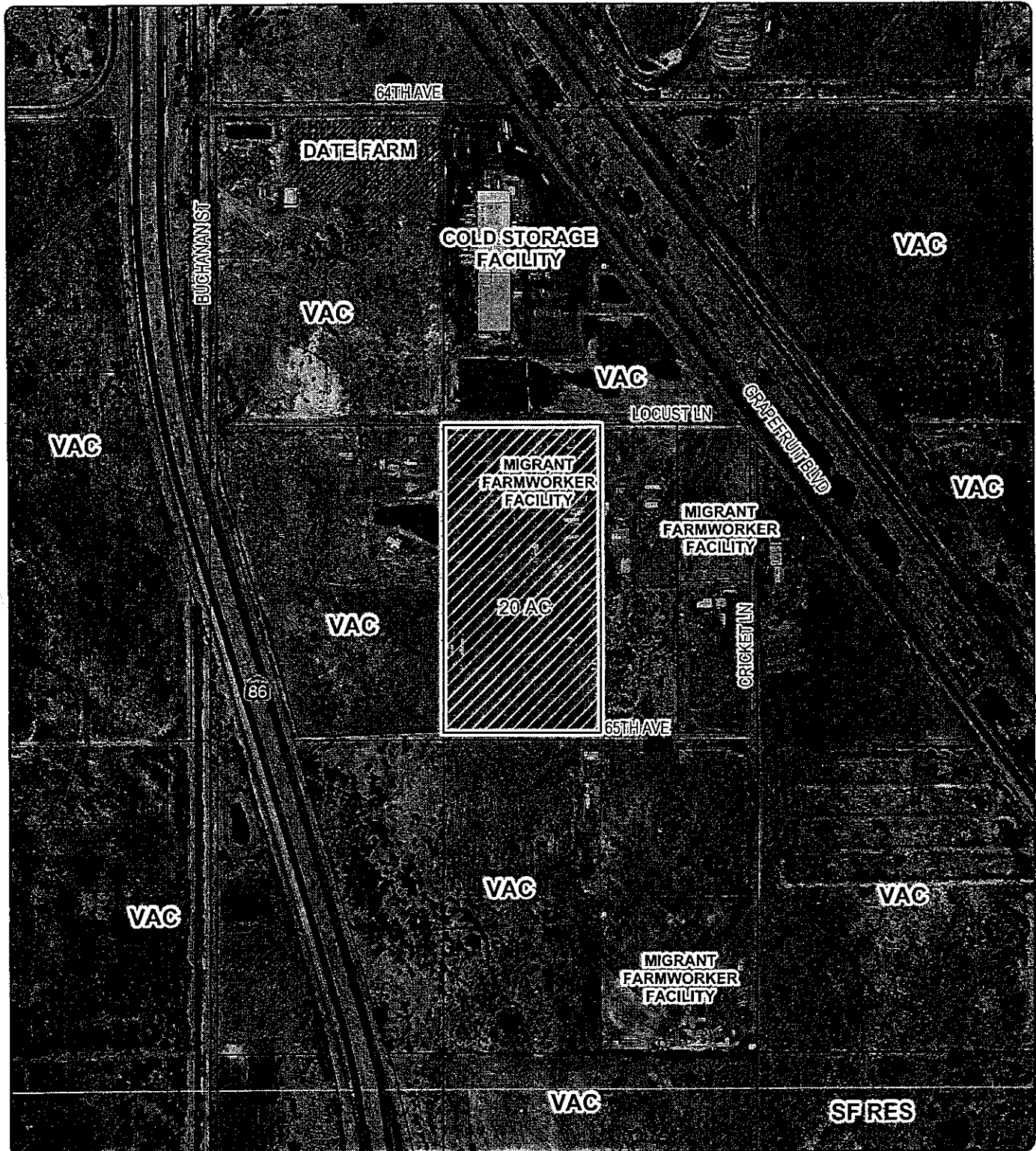
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PM30776**

**LAND USE**

Supervisor Wilson  
District 4

Date Drawn: 11/24/2009  
Exhibit 1



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7



Assessors Bk. Pg. 727-09  
Thomas Bros. Pg. 5592 D5 & D6  
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.lra.ca.gov/riverside.ca.us/index.html>

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

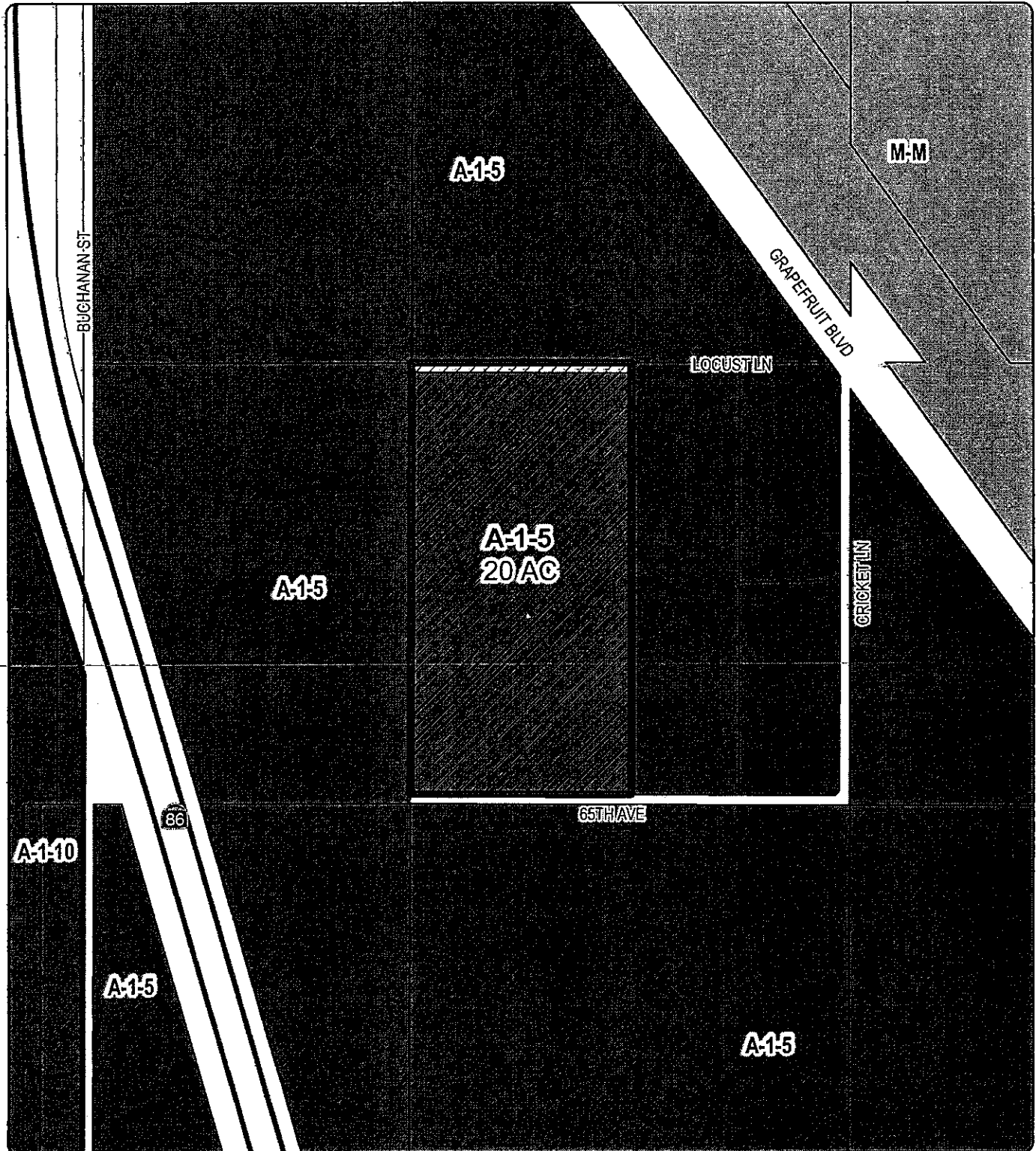
PM30776

## EXISTING ZONING

Supervisor Wilson  
District 4

Date Drawn: 11/24/2009

Exhibit 2



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7



Assessors Bk. Pg. 727-09  
Thomas Bros. Pg. 5592 D5 & D6  
Edition 2009

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM30776

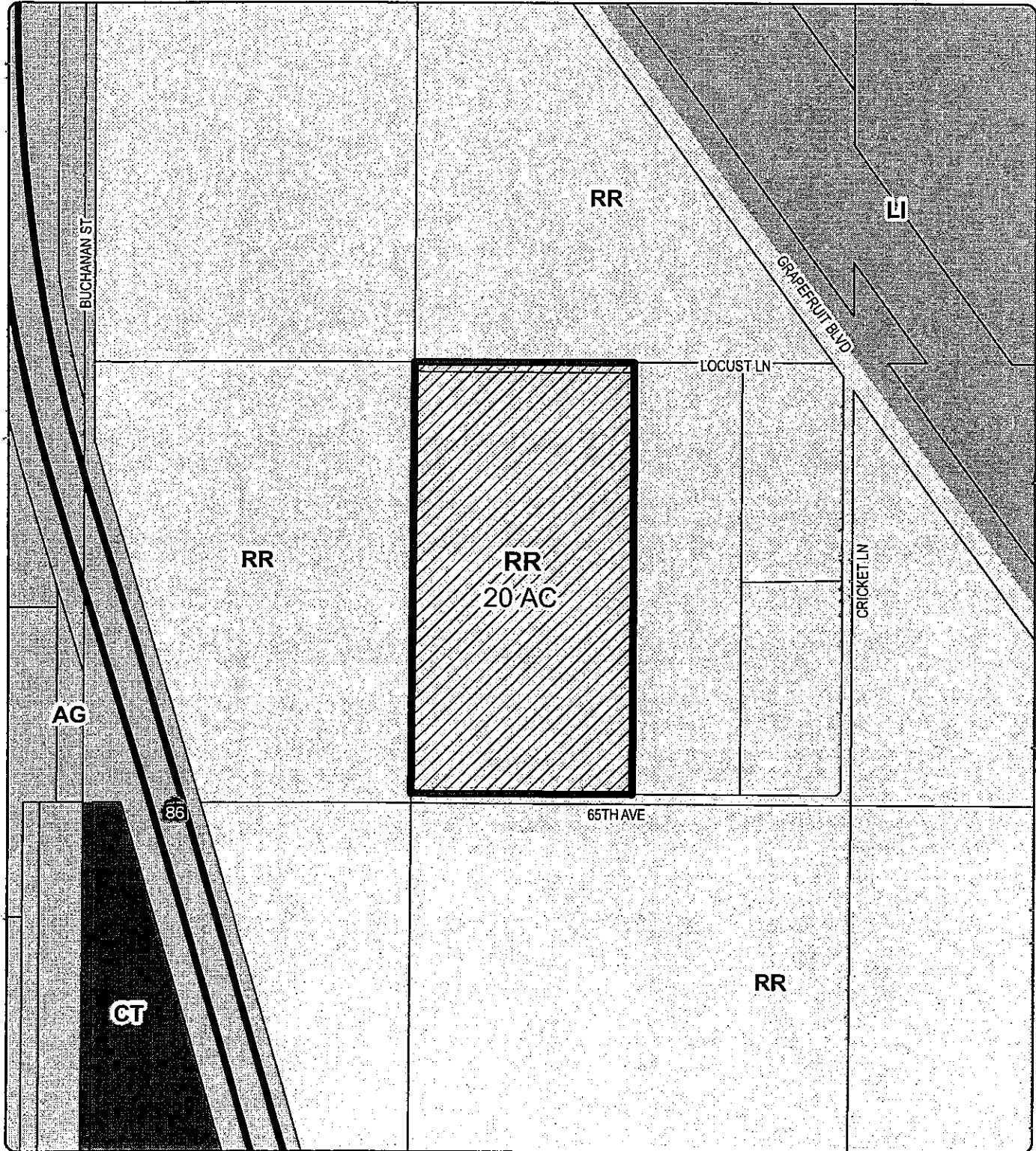
## EXISTING GENERAL PLAN

Date Drawn: 11/24/2009

Exhibit 5

Supervisor Wilson

District: 4



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7



Assessors Bk. Pg. 727-09  
Thomas Bros. Pg. 5592 D5 & D6  
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM30776

VICINITY/POLICY AREAS

Supervisor Wilson  
District 4

Date Drawn: 11/24/2009  
Vicinity Map



Assessors Bk. Pg. 727-09  
Thomas Bros. Pg. 5592 D5 & D6  
Edition 2009

Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-3277 (Eastern County) or website at <http://www.lupa.co.riverside.ca.us/index.html>



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10:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM30776

Parcel: 727-091-011

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. 30776 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 30776.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to divide 20 gross acres into three residential lots with request for waiver of final map located within Assessor's Parcel Number 727-091-011.

10. EVERY. 4 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.

10. EVERY. 5 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PL EL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

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 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. 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.

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PA .EL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

10.BS GRADE. 12                      MAP-G2.13 FIRE 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. 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.

10.BS GRADE. 16                      MAP\* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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P. JEL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP\* - PERC RPT INFO

RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Earth Systems Southwest dated 8/7/03, as follows: For each 100 gallons of septic tank capacity, 40 sq. ft. of bottom area of leach line only.

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.

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 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 3 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.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

10.PLANNING. 4                      MAP - ZONING STANDARDS                      RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the A-1-5 zone.

10.PLANNING. 7                      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. 8                      MAP - NPDES COMPLIANCE (1)                      RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 9                      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 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. 10                      GEN - IF HUMAN REMAINS FOUND                      RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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P. EL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

10.PLANNING. 10

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 11

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more 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 resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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Pa. EL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

10.PLANNING. 11

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

3.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 preservation or mitigation measures.

10.PLANNING. 12

MAP - RECORD COC05745

RECOMMND

The land divider shall record COC05745 subject to County Surveyor approval to establish three parcels as depicted on the APPROVED TENTATIVE MAP based on the approval of the request for waiver of final map.

10.PLANNING. 13

MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that

EL MAP Parcel Map #: PM30776

Parcel: 727-091-011

## 10. GENERAL CONDITIONS

10.PLANNING. 13            MAP - ORD 875 CVMSHCP FEE (1) (cont.)            RECOMMND

ordinance shall be required.

10.PLANNING. 14            MAP - LC LANDSCAPE REQUIREMNTS            RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 15            MAP - LC LANDSCAPE SPECIES            RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site:

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>

Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

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10:08

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PARCEL MAP Parcel Map #: PM30776

Parcel: 727-091-011

10. GENERAL CONDITIONS

10.PLANNING. 16                      MAP - COMPLY BUILDING & SAFETY                      RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

TRANS DEPARTMENT

10.TRANS. 2                              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.

10.TRANS. 3                              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. 1                              MAP - RECORD COC05745                              RECOMMND

WITHIN 60 DAYS OF THIS TENTATIVE MAP APPROVAL, OR BY MARCH 1, 2010, WHICHEVER OCCURS FIRST, the land divider in coordination with the Planning Department shall record

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P. CEL MAP Parcel Map #: PM30776

Parcel: 727-091-011

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 MAP - RECORD COC05745 (cont.)

RECOMMND

Certificate of Land Division Compliance No. 5745 subject to County Surveyor approval to establish three parcels as depicted on the APPROVED TENTATIVE MAP.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#53-ECS-WTR PRIOR/COMBUS

NOTAPPLY

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. 2 MAP-#98-ECS-HYD/WTR TANK

NOTAPPLY

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

TRANS DEPARTMENT

50.TRANS. 12 MAP - R-O-W DEDICATED 1

MET

Locust Lane shall be offered for dedication to provide for a 30-foot half width right-of-way and applicant shall provide a centerline study profile as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.2 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

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PA EL MAP Parcel Map #: PM30776

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.2 IMPORT / EXPORT (cont.)

RECOMMND

from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 2 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. 3 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 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. 4 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.

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10:08

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F. JEL MAP Parcel Map #: PM30776

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5

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

60.E HEALTH. 1

MAP - SSD PLAN INFO REQD

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

60.E HEALTH. 2

MAP - SEPTIC SIZING

RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

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10:08

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3

MAP - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 5

GEN\*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained in the archaeological study PD-A-3263, archaeological monitoring of grading activities shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in

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P. EL MAP Parcel Map #: PM30776

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                      GEN\*- CULTURAL RESOURCES PROFE (cont.)                      RECOMMND

coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 7                      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.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1                      MAP\*- TITLE 25                      RECOMMND

It appears there is currently an illegal trailer park present on Parcel 1. This will need to be brought into compliance with Title 25 of the current California Code of Regulations.

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10:08

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EL MAP Parcel Map #: PM30776

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 MAP\*- WATER SYSTEM

RECOMMND

The water system on parcel 1 shall meet minimum quality and quantity standards as set forth by the State of California and Riverside County. The owner/operator shall be required to maintain a permit from Riverside County Department of Environmental Health for the water system based on the number of service connections.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system or a public domestic water system must be installed. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 2 MAP - RECORD COC05745

RECOMMND

The land divider shall record COC05745 subject to County Surveyor approval to establish three parcels as depicted on the APPROVED TENTATIVE MAP based on the approval of the request for waiver of final map.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF

RECOMMND

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

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Pa. JEL MAP Parcel Map #: PM30776

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90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP - GRADING CLEARANCE REQMNT

INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP-G4.1E-CL 4:1 OR STEEPER

RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2

MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

PLANNING DEPARTMENT

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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10:08

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P. EL MAP Parcel Map #: PM30776

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2

MAP - QUIMBY FEES

RECOMMND

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



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

## COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

**DIRECTORS:**

JOHN W. McFADDEN, PRESIDENT  
PETER NELSON, VICE PRESIDENT  
TELLIS CODEKAS  
RUSSELL KITAHARA  
PATRICIA A. LARSON

July 1, 2003

**OFFICERS:**

STEVEN B. ROBBINS,  
GENERAL MANAGER-CHIEF ENGINEER  
JULIA FERNANDEZ, SECRETARY  
DAN PARKS, ASST. TO GENERAL MANAGER  
REDWINE AND SHERRILL, ATTORNEYS

File: 0163.1

07-09-7-2

Riverside County Planning Department  
82-675 Highway 111, Room 209  
Indio, California 92201

Gentlemen:

Subject: Tentative Parcel Map No. 30776

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

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

Design for retention basins for this area must consider high groundwater levels and clay soils.

The drain lines in the vicinity of this project are for agricultural drainage only. Stormwater runoff cannot be discharged into the agricultural drainage system.

Since the stormwater issues of this development are local drainage, the District does not need to review drainage design further.

The District will furnish domestic water to this area in accordance with the current regulations of this District. These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

Additional domestic water pipelines will have to be installed by the subdivider in order for the District to provide service to all parcels

TRUE CONSERVATION  
USE WATER WISELY

July 1, 2003

There are existing Bureau of Reclamation facilities not shown on the development plans. There may be conflicts with these facilities Lateral 97.0 lies within the project site. We request the appropriate public agency to withhold the approval of a (building permit until arrangements have been made with the District these in order to ensure that there are no conflicts.

Plans for grading, landscaping and irrigation systems shall be submitted to the district for review. This review is for ensuring efficient water management.

If you have any questions please call George Celehar, Stormwater Engineer, extension 2270.

Yours very truly,

Dan Farris  
Director of Engineering

cc: Jeff Johnson  
Riverside County Department of Public Health  
82-675 Highway 111, CAC Building, Second Floor, Room 209  
Indio, California 92201

bc: Don Ackley  
Michael Schaefer  
Jim Zimmerman

GC:lmf\eng\sw\june\tpm30776

BLIND COPY



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Ron Goldman  
Interim Planning Director

### Planning Department

DATE: June 3, 2003

#### BUILDING & SAFETY:

Code Enf./Grading  
Plan Check

TRANSPORTATION (2)

HEALTH DEPARTMENT (2)

FIRE PROTECTION

FLOOD CONTROL DISTRICT: CVWD

RIV. CO. PARKS

RIV. CO. SUPERVISOR WILSON

RIV. CO. COMMISSIONER PORRAS

RIV. CO. GEOLOGIST - W. HARRISON

RIV. CO. SHERIFF'S DEPT.

RIV. CO. TRANSPORTATION -

FLOOD REVIEW (3)

VERISON/CVWD/IID/CVUSD/UCR-EIC

#### SO. CV. COMM. FACILITIES DISTRICT

#### CV RECREATION & PARK DISTRICT

#### MECCA COMMUNITY COUNCIL

#### DESERT FILE/ CENTRAL FILES

TENTATIVE PARCEL MAP NO. 30776 - EA No. 39050 - Jose Montoya/ Mainiero Smith & Associates - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Avenue 65, easterly of Cricket Lane - A-1-5 Zone - 20 Acres - Schedule H -REQUEST: Divide 20 acres into 3 residential lots requests waived of final map.

APN: 727-091-006

CONCURRENT CASE: NONE

RELATED CASES: PAR00032

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed at Indio LDC on July 2, 2003.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than July 2, 2003.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.

Our comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michele Rambo, Project Planner at (760) 863-8277.

#### COMMENTS:

Per the Coachella Valley Recreation and Park District Master Plan, Ordinance #460 allows agencies that provide park and recreation services to mitigate the impact of land subdivisions by accepting dedications of land, payment of fees in lieu thereof, or a combination of both for park and recreation purposes. Prior to the recordation of the final map, the land divider shall submit to the Planning Director an agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of \$660.45.00 per dwelling unit in accordance with Section 10.35 of Ordinance #460.

DATE: 6/30/03

SIGNATURE: Don Martin

NAME: Don Martin

TITLE: General Manager

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.



45-871 Clinton Street  
Indio, CA 92201

Phone  
760-347-3484  
Fax  
760-347-4600

[www.cvrpd.org](http://www.cvrpd.org)

**General Manager**  
Stan Ford

**Assistant GM**  
Kevin Kalman

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Palm Desert  
Rancho Mirage  
Salton Sea  
Thermal  
Thousand Palms  
Vista Santa Rosa

July 29, 2004

**RECEIVED**  
AUG 02 2004

Paul Clark, Planning Director  
County of Riverside  
82-675 Highway 111, Room 209  
Indio, CA 92201

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

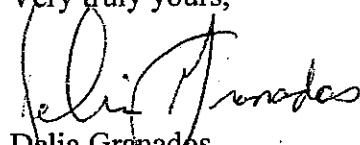
RE: Tract Map 30776  
Developer: Jose Luis Montoya

Dear Paul,

Enclosed for your file is signed copy of the Agreement between the Coachella Valley Recreation and Park District and Jose Luis Montoya for Collection of Park Development Fees in regards to the above-mentioned.

If you have any questions, do not hesitate to contact our office.

Very truly yours,

  
Delia Granados  
Admin. Manager  
DG

Enc.

paul clark ltr

100 347 4552 P.02

## AGREEMENT BETWEEN

COACHELLA VALLEY RECREATION & PARK DISTRICT  
OF RIVERSIDE COUNTY  
AND  
JOSE LUIS MONTOYA  
FOR COLLECTION OF PARK DEVELOPMENT FEES

THIS AGREEMENT is entered into this 30 day of <sup>June 2004</sup> ~~November 2003~~, by and between COACHELLA VALLEY RECREATION & PARK DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and JOSE LUIS MONTOYA (hereinafter referred to as **DEVELOPER**);

### WITNESSETH:

**WHEREAS**, **DEVELOPER** contemplates building residential dwellings within the **DISTRICT** where public park and recreation areas will be inadequate to serve the population generated from **DEVELOPER'S** development if this Agreement is not executed and performed; and

**WHEREAS**, **DEVELOPER** is presently seeking approval from the County of Riverside of Tentative Tract/Map No. 30776, in order to proceed with the development; and

**WHEREAS**, the location of convenient parks near **DEVELOPER'S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

**WHEREAS**, **DISTRICT** is willing to cooperate with **DEVELOPER** in locating and developing convenient public parks and facilities in or near **DEVELOPER'S** proposed residential development for the benefit of the residents; and

**WHEREAS**, **DEVELOPER** desires to assist **DISTRICT** in mitigating the conditions of new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

**NOW, THEREFORE**, the parties to this Agreement do mutually agree as follows:

## **I. RESPONSIBILITIES OF DEVELOPER**

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tract/Parcel Map No. 30776, the sum of \$660.45 for each residential unit constructed, which sum is mutually agreed upon as that necessary to provide public facilities for any and all residents anticipated in **DEVELOPER'S** residential development.

Monies paid to **DISTRICT** will be deposited by **DISTRICT** in a separate exclusive account and disbursements therefrom shall be solely for the procurement of permanent public park facilities at **DISTRICT'S** discretion.

- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Coachella Valley Recreation & Park District will continue to receive the park fee due.

## **II. RESPONSIBILITIES OF DISTRICT**

- A. **DISTRICT** shall provide suitable permanent facilities which, in the discretion of **DISTRICT**, are deemed adequate to serve the needs of the residents of **DEVELOPER'S** residential development on a site determined by **DISTRICT**, insofar as possible by law.
- B. **DISTRICT** shall maintain the land, buildings and facilities in a serviceable condition for **DISTRICT'S** use and carry its usual fire, property damage, and public liability insurance to cover such buildings and facilities and **DISTRICT'S** activities at such public park site.
- C. **DISTRICT** shall not interpose any objection to **DEVELOPER'S** residential development on grounds that public parks and facilities are not adequate to serve the residents of such residential development, and, upon request of **DEVELOPER**, will provide written assurances to any public agency that **DISTRICT** has no objection to the development.
- D. **DISTRICT** shall make available to the public an annual record of monies received and disbursement made under the terms of the Agreement.

### III. CONSIDERATION

Good, valuable, and adequate consideration exists in the mutual benefit which **DEVELOPER** and **DISTRICT** hereby agree results from entering into and fulfilling this Agreement.

Legal title to all permanent park facilities constructed or erected, as a result of this Agreement shall remain in the **DISTRICT**, its successors or assigns.

### IV. MASTER PLAN COMPLIANCE

The fees specified herein were calculated in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

### V. CALIFORNIA LAW CONTROLS

It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Courts of the State of California.

### VI. MODIFICATION AND TERMINATION OF THIS AGREEMENT

- A. In the event that, subsequent to execution of this Agreement, state or local law requires developers to donate land or pay fees for construction of park facilities, the obligations of **DEVELOPER** to **DISTRICT** herein shall be offset to the extent any amounts paid by **DEVELOPER** are received by **DISTRICT** or the value of land which it is required to donate to **DISTRICT**, insofar as permitted by law.
- B. In the event that **DEVELOPER'S** tentative subdivision map is not approved by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- C. In the event that **DEVELOPER** does not actually build the proposed residential development, all obligations to pay fees specified herein shall cease and shall instead become the obligation of the person or entity seeking any issuance of any building permits.

## VII. SUCCESSOR-IN-INTEREST AND ASSIGNS

All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.

IN WITNESS WHEREOF, DEVELOPER and DISTRICT have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

**DEVELOPER:**

JOSE LUIS MONTOYA

**DISTRICT:**

COACHELLA VALLEY RECREATION  
& PARK DISTRICT OF RIVERSIDE  
COUNTY, CALIFORNIA

By: Jose Luis Montoya

By: Stanley



# IMPERIAL IRRIGATION DISTRICT

COACHELLA VALLEY POWER DIVISION  
81-600 AVENUE 58 • P. O. BOX 1080 • LA QUINTA, CALIFORNIA 92253-1080  
TELEPHONE (760) 398-5854 • FAX (760) 391-5999

IIDPD-DDC

June 24, 2003

County of Riverside  
Michele Rambo, Project Planner  
82675 hwy 111, Room 209  
Indio, CA 92201

**RECEIVED**  
JUN 27 2003

Subject: Tentative Parcel Map No. 30776

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Dear Ms. Rambo:

We assessed the impact this project will have on electrical service to the area. We found that the impact is moderately significant, the cumulative impact of projects of this size do increase the electrical demand on Imperial Irrigation District's (IID's) system.

Although the Imperial Irrigation District has received these preliminary plans for impact assessment, we will not begin to engineer nor derive cost estimates for this project until the owner/developer/contractor applies for electrical service. This procedure helps eliminate wasted manpower spent on projects that never reach construction stage.

If you have any questions regarding this matter, or if I can be of further assistance, please contact me at (760) 398-5825.

Sincerely,

Enrique De Leon  
Distribution Supervisor

EDL/ms

**Olivas, Jay**

---

**From:** Herrera, Hector C.  
**Sent:** Wednesday, December 09, 2009 7:23 AM  
**To:** Olivas, Jay; Lawless, David  
**Cc:** Cervantes, Michelle D.  
**Subject:** RE: PM30776 Montoya -- Waiver of Final Map

I don't have any objections.

---

**From:** Olivas, Jay  
**Sent:** Tuesday, December 08, 2009 2:32 PM  
**To:** Herrera, Hector C.; Lawless, David  
**Subject:** FW: PM30776 Montoya -- Waiver of Final Map

Folks, do you have any objections to this tentative map moving forward at the Directors Hearing on 12/21? Your last comments were from 2007 which were positive to proceed. We are trying to move it forward and they obtained all dept. clearances. The APN is 727-091-011 or old APN 727-091-006. Thanks for your assistance.

Jay T. Olivas, Planner IV  
Riverside County Planning Dept.  
38686 El Cerrito Road  
Palm Desert, CA 92201  
Ph: (760) 863-8277  
Fax: (760) 863-7555  
Email: [jolivas@rctlma.org](mailto:jolivas@rctlma.org)  
Website: [www.rctlma.org/planning](http://www.rctlma.org/planning)

Please be aware that as of August 13, 2009, as a cost saving measure, the Riverside County Planning Department will be shifting to a 4-day workweek and our offices will be closed every Friday. Our service hours will be from 8:00 A.M. through 5:00 P.M., Monday through Thursday.

---

**From:** lasinics1m@rctlma.org [mailto:[lasinics1m@rctlma.org](mailto:lasinics1m@rctlma.org)]  
**Sent:** Tuesday, December 08, 2009 7:21 AM  
**To:** Olivas, Jay  
**Subject:** Message from KMBT\_C450

From: Hector Herrera  
To: Olivas, Jay  
Date: 6/22/2007 11:54:11 AM  
Subject: 64545 Hwy 111, Mecca, APN 727-091-006

On 06-21-07 I received a call from Civil Engineer Bob Maniel, he was told by the Planning department to get clearance from Code Enforcement to continue with his Parcel Map approval.

There is currently an active unpermitted Mobile Home Park case on the property (CV000253). After a field inspection on 06-22-07 it is determine that we do not have any objection for Bob Maniel to continue with project. This action will help the property to be in compliance with our department.

Hector Herrera  
Sr. Code Enforcement Officer

CC: Clark, Paul; Lawless, David



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



**Ron Goldman**  
*Interim Planning Director*

**Planning Department**

**DATE: June 3, 2003**

**TO: BUILDING & SAFETY:**  
Code Conf./Grading  
Plan Check  
**TRANSPORTATION (2)**  
**HEALTH DEPARTMENT (2)**  
**FIRE PROTECTION**  
**FLOOD CONTROL DISTRICT: CVWD**  
**RIV. CO. PARKS**  
**RIV. CO. SUPERVISOR WILSON**  
**RIV. CO. COMMISSIONER PORRAS**  
**RIV. CO. GEOLOGIST - W. HARRISON**  
**RIV. CO. SHERIFF'S DEPT.**  
**RIV. CO. TRANSPORTATION -**  
**FLOOD REVIEW (3)**  
**VERISON/CVWD/IID/CVUSD/UCR-EIC**

**SO. CV. COMM. FACILITIES DISTRICT**  
**C.V. RECREATION & PARK DISTRICT**  
**MECCA COMMUNITY COUNCIL**  
**DESERT FILE/ CENTRAL FILES**

**TENTATIVE PARCEL MAP NO. 30776 - EA No. 39050 - Jose**  
**Montoya/ Mainiero Smith & Associates - Lower Coachella Valley**  
**Zoning District - Fourth Supervisorial District - Northerly of**  
**Avenue 65, easterly of Cricket Lane - A-1-5 Zone - 20 Acres -**  
**Schedule H -REQUEST: Divide 20 acres into 3 residential lots**  
**requests waived of final map.**  
**APN: 727-091-006**  
**CONCURRENT CASE: NONE**  
**RELATED CASES: PAR00032**

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed at Indio LDC on **July 2, 2003.**

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than **July 2, 2003.**

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.  
Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michele Rambo, Project Planner at (760) 863-8277.

**COMMENTS:** Code Case: CV00-0253, Unpermitted Mobilehome Park

There was an application for a Polanco Park - BMK010012, no permit issued.

Code Enforcement recommends that the property be in full compliance prior to any lot split or other Planning Department action. Existing mobile homes are identified on the plot plan.

**DATE:** 6/10/03 **SIGNATURE:** Garry Shopshear  
**NAME:** Garry Shopshear **TITLE:** Code Enforcement Supervisor

*14 Mobile  
Homes on  
site*

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

RIVERSIDE COUNTY

BOB DOYLE, SHERIFF



*Sheriff*

82-695 DR. CARREON BLVD. • INDIO, CA 92201 • (760) 863-8990

June 18, 2003

Michelle Rambo  
92675 Hwy 111 Rm. 209  
Indio, California 92201

**RECEIVED**

JUN 24 2003

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

RE: Tentative Parcel Map #30776 Subdivide 20 Acres Into Three Residential Lots  
Located North Of Ave 65 And East Of Cricket Lane.

Dear Mrs. Rambo,

Thank you for the opportunity to comment on the above described project. After reviewing the plans, there are no issues of concern related to public safety and law enforcement at this time. Should the Community Development Department, developer or construction staff have any questions regarding this project, please contact Deputy Heather Olsen at 760-863-8950.

Sincerely,

A handwritten signature in black ink, appearing to be "John Horton", written over the word "Sincerely,".

John Horton, Captain  
Indio Station Commander



COUNTY OF RIVERSIDE  
TRANSPORTATION AND  
LAND MANAGEMENT AGENCY



Richard K. Lashbrook  
Agency Director

Planning Department  
APPLICATION FOR SUBDIVISION  
AND DEVELOPMENT

RECEIVED  
May 30 2003  
Riverside Planning  
Director of Planning

CHECK ONE AS APPROPRIATE:

TRACT MAP ☐ REVISED MAP ☐ PARCEL MAP ☒ MINOR CHANGE ☐

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER TPM 30776

A. APPLICATION INFORMATION

1. Applicant's Name: Jose Luis and Adrienne Montoya  
Mailing Address: P.O. Box 1320  
STREET  
Coachella CA 92263  
CITY STATE ZIP  
Telephone No.: (760) 396-0046 (8am - 5pm)

2. Owner's Name: Same as Above

Mailing Address: STREET  
CITY STATE ZIP  
Telephone No. ( ) STATE ZIP  
(8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Robert Mainiero, P.E.  
Mailing Address: P.O. Box 2410 Palm Springs, CA 92263  
Telephone No. (760) 320-9811 (760) 320-1994 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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 your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature

*Robert J. Mainiero*

Date

5/13/03

Form 295-2011 (6/00)

Main Office  
4080 Lemon Street, 9th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
(909) 955-3200 FAX (909) 955-3157

Murrieta Office  
39493 Suite A  
Los Alamos Road  
Murrieta, CA 92563  
(909) 600-6170 FAX (909) 600-6145

Indio Office  
82675 Highway 111  
Indio, CA 92201  
(760) 863-8277  
FAX (760) 863-7040

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete.

**SIGNATURE OF PROPERTY OWNER(S):** *Jackie Mayo*

(All owners must sign)

(Written authority may be attached)

(Written authority may be attached)

**PROPERTY INFORMATION:**

1. Assessor's Parcel Number(s): 727-091-006
2. Section: 7 Township: 7 South Range 9 East
3. Approximate Gross Acreage: 20 Acres
4. General Location (street address, cross streets, etc.): Crickett Lane/Avenue 65
5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

**PROJECT INFORMATION**

1. Proposal (Describe Project:): To subdivide the parcel into ~~three~~ <sup>4</sup> parcels.
2. Related cases filed in conjunction with this request: None
3. Is there a previous application filed on the same site? Yes ☒ No ☐  
Case No. PM 18485 (Parcel Map, Zone Change, etc.)  
E.A. No. (If known) \_\_\_\_\_ E.I.R. No. (If applicable) \_\_\_\_\_
4. Is water service available at the project site? Yes ☐ No ☒  
If "No", how far must the water line(s) be extended to provide service? (# of feet/miles) \_\_\_\_\_
5. Is sewer service available at the site? Yes ☐ No ☒  
If "No", how far must the sewer line(s) be extended to provide service? (In feet/ miles) \_\_\_\_\_
6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? :  
Yes ☐ No ☒

7. How much grading is proposed for the project size?

Amount of cut = cubic yards NONE

Amount of fill = cubic yards NONE

8. Does the project need to import or export dirt?

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

9. How many truck loads? N/A truck loads

10. What is the source/destination of the import/export? N/A

11. What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

12. If this is a commercial WPCS permit, or involves the generation of electric power, indicate total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, 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, do you intend to dedicate land or pay fees, or a combination of both?

☐ Dedicate Land ☐ Pay Fees ☐ Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

#### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, 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 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) Robert H. Whinn Date 5/13/03

Owner/  
Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## 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. 30776 (WAIVER OF FINAL MAP)** – CEQA Exempt – Applicant: Jose Montoya – Engineer/Representative: Robert Mainiero – Fourth Supervisorial District – Lower Coachella Zoning District – Eastern Coachella Valley Area Plan: Rural Residential (R-R) (5 Ac. Min.) – Location: Northerly of Avenue 65, southerly of Locust Lane, westerly of Cricket Lane at 64545 Highway 111 – 20 Gross Acres – Zoning: Light Agriculture (A-1-5) – **REQUEST:** The tentative parcel map (Schedule H) proposes to divide 20 gross acres into three residential lots with request for waiver of final map in accordance with County Subdivision Ordinance No. 460. APN: 727-091-011. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: December 21, 2009  
PLACE OF HEARING: TLMA HEARING ROOM  
38686 El Cerrito Road  
Palm Desert, CA 92211

For further information regarding this project, please contact Jay Olivas, Project Planner at (760) 863-8277 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/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 38686 El Cerrito Road, Palm Desert, CA 92211.

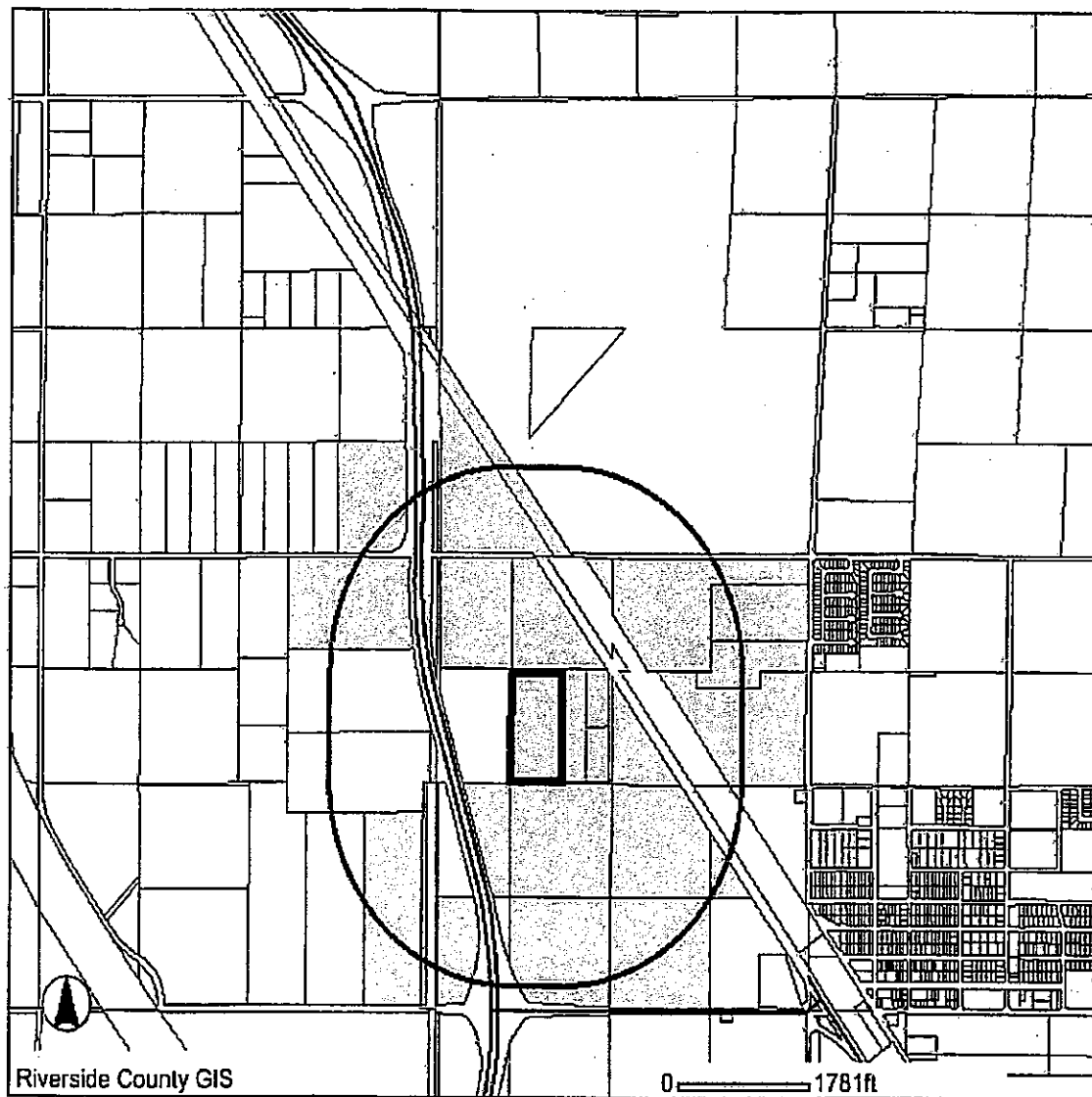
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning 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: Jay Olivas, Project Planner  
38686 El Cerrito Road, Palm Desert, CA 92211

PM30776

**Selected parcel(s):**

727-020-004 727-020-005 727-091-001 727-091-002 727-091-005 727-091-007 727-091-008  
727-091-009 727-091-011 727-092-001 727-092-010 727-092-013 727-092-024 727-092-025  
727-100-003 727-100-004 727-100-006 727-100-009 727-100-020 727-100-021 727-100-024  
749-060-016 749-060-025 749-070-018 749-080-021 749-080-028

**\*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...11/25/2009

## PROPERTY OWNERS CERTIFICATION FORM

I, Carlos Muñoz certify that on November 25, 2009.

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

APN (s) or case numbers 727-091-006 & 727-091-011 For

Company or Individual's Name Riverside County Planning Department,

Distance buffered 2400'.

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: Carlos Muñoz,

TITLE Planning Technician II

ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (760) 863-8277

**CASE # PM30776**

PM130776

APN: 727020004 ASMT: 727020004  
USA-727  
NONE  
U S DEPARTMENT OF INTERIOR  
WASHINGTON DC 21401

APN: 727020005 ASMT: 727020005  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

APN: 727091001 ASMT: 727091001  
COCOPAH NURSERIES INC  
81880 ARUS AVE  
INDIO CA 92201

APN: 727091002 ASMT: 727091002  
GRIMMWAY ENTERPRISES INC  
P O BOX 81498  
BAKERSFIELD CA 93389

APN: 727091005 ASMT: 727091005  
ORLANDO SANCHEZ  
NORA EMMA SANCHEZ  
NATIVIDAD SANCHEZ  
ALEJANDRO SANCHEZ, ETAL.  
43820 RECLINATA WAY  
INDIO CA 92201

APN: 727091007 ASMT: 727091007  
SEFERINO PEREZ  
LEANDRA PEREZ  
P O BOX 1539  
MECCA CA 92254

APN: 727091008 ASMT: 727091008  
LUIS M AYALA  
ARTURO VEGA  
GABRIEL LUIA  
FRANCISCO ZEPEDA  
87425 AIRPORT  
THERMAL CA 92274

APN: 727091009 ASMT: 727091009  
OSCAR C PEREZ  
SONIA PEREZ  
P O BOX 705  
COACHELLA CA 92236

APN: 727091011 ASMT: 727091011  
JOSE LUIS MONTOYA  
P O BOX 1320  
COACHELLA CA 92236

APN: 727092001 ASMT: 727092001  
RUBEN MARTINEZ  
MARGARITA P MARTINEZ  
54684 HARRISON ST  
THERMAL CA 92274

APN: 727092010 ASMT: 727092010  
ESTHER C GOROSPE  
GLORIA GONZALEZ  
C/O GLORIA GONZALEZ  
85446 AVENUE 52  
COACHELLA CA 92236

APN: 727092013 ASMT: 727092013  
PRYAMID VENTURES  
ROBERT DELGAGNON  
LORI ANN GAGNON  
C/O ROBERT DEL GAGNON  
73612 HIGHWAY 111  
PALM DESERT CA 92260

APN: 727092024 ASMT: 727092024  
NUTRITIONAL FOOD PRODUCTS INC  
P O BOX 398  
MECCA CA 92254

APN: 727092025 ASMT: 727092025  
RICHARD BAGDASARIAN INC  
P O BOX 698  
MECCA CA 92254

APN: 727100003 ASMT: 727100003  
JUAN M MARTINEZ  
ALEJANDRINA MARTINEZ  
81329 PALMYRA AVE  
INDIO CA 92201

APN: 727100004 ASMT: 727100004  
FELIX CHAC HUNG CHUO  
STELLA CHEANG CHUO  
P O BOX 1329  
THERMAL CA 92274

APN: 727100006 ASMT: 727100006  
ALBERT GONZALEZ  
MARIE HELEN SANCHEZ  
IGANCIO ARELLANO VASQUEZ  
REGOBERTO MEJIA, ETAL  
C/O IGNACIO VASQUEZ  
P O BOX 2013  
MECCA CA 92254

APN: 727100009 ASMT: 727100009  
MARIA E ARRIAGA  
PAULA AVILA  
JOSEPHINE A SANTILLANES  
P O BOX 687  
MECCA CA 92254

APN: 727100020 ASMT: 727100020  
NACHHATTAR SINGH CHANDI  
SUSANA CHANDI  
P O BOX 2817  
INDIO CA 92202

APN: 727100021 ASMT: 727100021  
WILLIAM PAUL BURKETT  
46815 HIGHLAND PALMS DR  
LA QUINTA CA 92253

APN: 727100024 ASMT: 727100024  
THERMAL SERVICE STATION  
P O BOX 1958  
CORONA CA 92878

APN: 749060016 ASMT: 749060016  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

APN: 749060025 ASMT: 749060025  
ERNEST LO  
LI TONG WANG  
CHU CHOU WANG  
C/O LI TONG WANG  
19210 MADEIRA CT  
CERRITOS CA 90703

APN: 749070018 ASMT: 749070018  
H N & FRANCES C BERGER FOUNDATION  
P O BOX 13390  
PALM DESERT CA 92255

APN: 749080021 ASMT: 749080021  
MKA REAL ESTATE OPPORTUNITY FUND I  
26 CORPORATE PLAZA NO 250  
NEWPORT BEACH CA 92660

APN: 749080028 ASMT: 749080028  
BUCHANAN STREET INV  
C/O LOWRY  
39755 BURKEY DR NO A  
PALM DESERT CA 92211

Coachella Valley Water Dist.  
P.O. Box 1058  
Coachella, CA 92236

Imperial Irrigation District  
81-600 Avenue 58  
La Quinta, CA 92253

Southern California Gas  
211 N. Sunrise Way  
Palm Springs, CA 92262

Verizon  
Attn: Chris Brown  
295 N. Sunrise Way  
N. Palm Springs, CA 92258

Coachella Valley Unified School Dist.  
Facilities Annex  
83773 Avenue 55  
Coachella, CA 92274

SECRETARY  
S.C.V.C.S.D.  
P.O. Box 302  
Thermal, CA 92274

Coachella Valley & Park Dist.  
45-305 Oasis Street  
Indio, CA 92201

**EASTERN INFORMATION CENTER**  
Archeological Research Unit  
University of California  
Riverside, CA 92521

Mecca Community Council  
Attn: Cipriano Montes, Chairman  
91-193 2nd Street, Ste. B  
Mecca, CA 92254

Jose Luis & Adrienne Montoya  
P.O. Box 1320  
Coachella, CA 92236

Robert Mainiero  
P.O. Box 2410  
Palm Springs, CA 92263

**Extra Labels for  
PM30776**

# 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) FROM: Riverside County Planning Department  
P.O. Box 3044 ☐ 4080 Lemon Street, 9th Floor ☒ 38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
☒ County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Tentative Parcel Map No. 30776

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Avenue 65, southerly of Locust Lane, and westerly of Cricket Lane at 64545 Highway 111.

Project Description: The tentative parcel map is a Schedule H subdivision of 20 gross acres into three residential parcels ranging in size from 5 to 8.86 acres, and is requesting a waiver of final map in accordance with County Subdivision Ordinance No. 460, Section 6.5 D.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jose & Adrienne Montoya

**Exempt Status: (Check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268) ☐ Categorical Exemption ( )  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption ( )  
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) ☒ Other: 15061

Reasons why project is exempt: CEQA Section 15061 -- It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment in that the entire property has been previously disturbed with agricultural and/or related activities, impacts to cultural resources have been adequately mitigated through preparation of a cultural resources report, no impacts to biological resources will be created, potential impacts to geologic and soils issues have been addressed, the activity will not create any hazards of hazardous materials issues, the activity is consistent with land use and planning issues.

Jay Olivas  
County Contact/Person

(760) 863-8277

Phone Number

[Signature]  
Signature

Project Planner

Title

December 21, 2009

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\PM30776\NOE Form.doc Revised: 1/13/10

Please charge deposit fee case#: ZEA39050 ZCFG02521

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* I0301864

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: MONTOYA JOSE LUIS  
paid by: CK 119

\$64.00

CFG FOR EA39050 (PM30776)

paid towards: CFG02521 CALIF FISH & GAME: DOC FEE  
at parcel: 64545 HIGHWAY 111 MECC  
appl type: CFG3

By \_\_\_\_\_ May 30, 2003 15:01  
DARIAS posting date May 30, 2003

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

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