



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MARCH 11, 2019

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35543** – Applicant: Spencer N. Freeman – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Mazie Avenue, easterly of Highway 74, south of River Road, and westerly of Lizard Rock Road – 3.72 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Schedule "H" subdivision of 3.72 acres into three (3) parcels with a minimum parcel size of 1 acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35543, extending the expiration date to April 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36860** – Applicant: Henry Azarioon & Mimi Ghofranian – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Santa Anita Drive, easterly of De Portola Road, southerly of Delgado Way, and westerly of Parado del Sol Drive – 6.96 Acres – Zoning: Residential Agricultural – 2½ acre min. (R-A-2½) – Approved Project Description: Schedule "H" subdivision of 7.5 gross acres into two (2) parcels with a minimum size of 2½ acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36860, extending the expiration date to December 15, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 30298** – Applicant: Marc & Christie Horton – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Southerly of Glenoaks Road, westerly of Calle Bellagio, and easterly of Corte Venture – 12.19 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "H" subdivision of 12.19 gross acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4 – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 30298, extending the expiration date to April 11, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Director's Hearing: March 11, 2019

PROPOSED PROJECT

Case Number(s): PM35543E01

Applicant(s):

Area Plan: Elsinore


Spencer N. Freeman

Zoning Area/District: Meadowbrook Area

Supervisory District: First District

Project Planner: Gabriel Villalobos

Project APN: 345-220-042



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map for PM35543 to subdivide 3.72 acres into 3 parcels with a minimum parcel size of 1 acre. The project is located north of Mazie Ave, east of Highway 74, south of River Rd, and west of Lizard Rock Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35543**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 23, 2021, subject to all the previously approved Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 35543 was originally approved at Planning Commission on November 7, 2012. It proceeded to the Board of Supervisors along with Change of Zone No. 7679 where both applications were approved on April 23, 2013.

The First Extension of Time was received November 30, 2018, ahead of the expiration date of April 23, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 13, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include two separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is six years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the two separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years. If a future 2nd EOT is submitted, the map could be extended to April 23, 2024.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become April 23, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed prior to map expiration, on April 23, 2021.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings


1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PM355543

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blue-line Streams
-  City Areas



Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 376 752 Feet

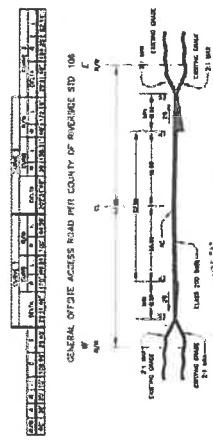
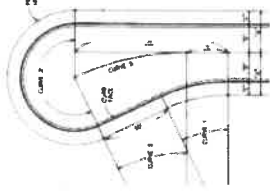
REPORT PRINTED ON... 12/18/2018 2:49:18 PM

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NO.	RADIUS	LENGTH	DELTA
C1	48.00'	141.98'	169°28'50"
C2	48.00'	30.20'	36°02'58"
C3	100.00'	7.31'	34°11'27"
C4	100.00'	37.98'	21°20'21"
C5	956.00'	293.79'	17°6'27"
C6	100.00'	44.56'	25°31'48"
C7	48.00'	172.18'	205°31'48"

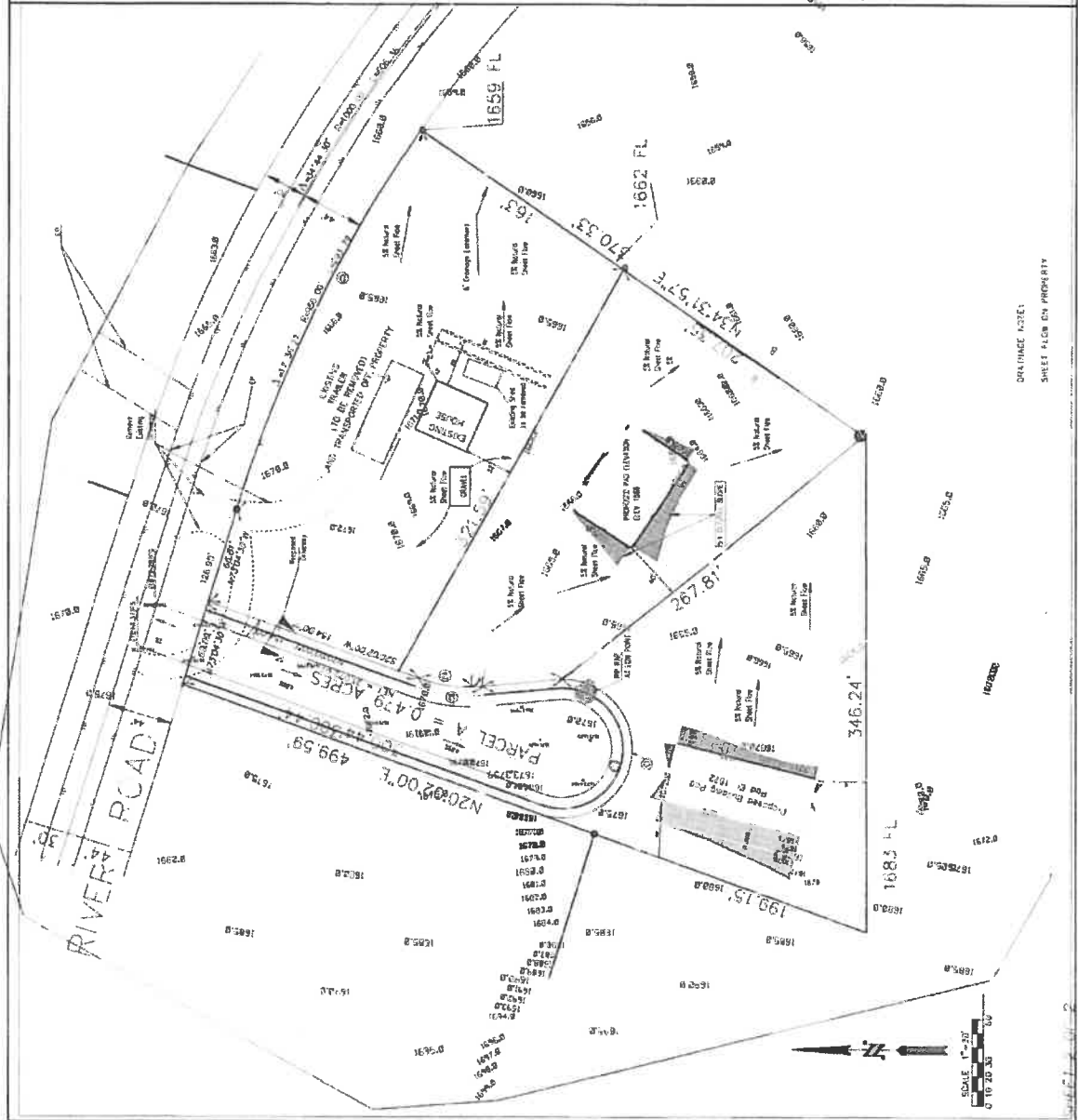


- Legend**
- 1. AREA UNDER CONSTRUCTION
 - 2. AREA TO BE REMOVED
 - 3. AREA TO BE RETAINED
 - 4. AREA TO BE RECONSTRUCTED
 - 5. AREA TO BE REPAIRED
 - 6. AREA TO BE IMPROVED
 - 7. AREA TO BE MAINTAINED
 - 8. AREA TO BE PROTECTED
 - 9. AREA TO BE SURVEILLED
 - 10. AREA TO BE MONITORED
 - 11. AREA TO BE REVEALED
 - 12. AREA TO BE RESTORED
 - 13. AREA TO BE REVEGETATED
 - 14. AREA TO BE REFORESTED
 - 15. AREA TO BE REWETTED
 - 16. AREA TO BE RECALCULATED
 - 17. AREA TO BE RECALIBRATED
 - 18. AREA TO BE RECALIBRATED
 - 19. AREA TO BE RECALIBRATED
 - 20. AREA TO BE RECALIBRATED



DESCRIPTION: ROAD DRIVING PLAN, IMPROVED UNDER THE SUPERVISION OF:

DATE: 12-11-2012



Extension of Time Environmental Determination

Project Case Number: PM35543
Original E.A. Number: 42036
Extension of Time No.: 1st EOT
Original Approval Date: April 23, 2013
Project Location: North of Mazie Ave, East of Highway 74, South of River Rd, West of Lizard Rock Rd
Project Description: Schedule "H" subdivision of 3.72 acres into 3 parcels with a minimum parcel size of 1 acre.

On April 23, 2013, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 12/18/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Spencer Freeman <fspencer@freemanson.com>
Sent: Thursday, December 13, 2018 5:33 PM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for PM35543 1st EOT

Gabriel,

From what I see in this email it looks like there are no new conditions.

I Spencer Freeman the Extension of Time Applicant accept the conditions outlined in this email they are acceptable to me.



From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Thursday, December 13, 2018 10:15 AM
To: Spencer Freeman <fspencer@freemanson.com>
Subject: Recommended Conditions for PM35543 1st EOT

Attn: Spencer Freeman
22359 Boating Way
Canyon Lake, CA 92587

RE: EXTENSION OF TIME REQUEST for No. 35543.

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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County of Riverside California



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/14/19, 5:03 pm

PM35543E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM35543E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL (cont.)

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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 1, to May 31.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417 C000734763
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)
 required year round. Removal BMP's (those BMP's which must
 be temporarily removed during construction activities)
 shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

Comments: INEFFECT DABRAHAM 20130424
 RECOMMND SGONZALE 20120417
 DRAFT SGONZALE 20120410
 PM35543

BS-Grade. 11 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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 and Safety Department.

Comments: INEFFECT DABRAHAM 20130424
 RECOMMND SGONZALE 20120417
 DRAFT SGONZALE 20120410
 PM35543

BS-Grade. 12 0010-BS-Grade-MAP - PVT RD GDG PMT

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12 0010-BS-Grade-MAP - PVT RD GDG PMT (cont.)

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 13 0010-BS-Grade-MAP - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 14 0010-BS-Grade-MAP - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 15 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-EVMWD POTABLE WATER SERVICE

Parcel Map#35543 is proposing Elsinore Valley Municipal Water District (EVMWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND MMISTICA 20120411
PM35543

E Health. 2 0010-E Health-PM#35543 - COMMENTS

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) based on The Stevens Group Soils Percolation Report Project#345-220-042 dated 5/26/08. Please note that per SAN53 notes, proposed rough grading will require a plot plan revision to ensure that all proposed OWTS are installed in natural and undisturbed soils. Additional soils percolation testing may be required at the discretion of DEH.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND MMISTICA 20120411
PM35543

E Health. 3 0010-E Health-USE - SEPTIC PLANS

The applicant must submit to the Department of Environmental Health (DEH) a set of three detailed contoured plans, drawn to an appropriate scale, of the proposed onsite wastewater treatment system (OWTS). In addition, the applicant must submit to DEH for review a copy of the building's floor plan showing all proposed plumbing fixtures to ensure proper septic tank sizing.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND MMISTICA 20120411
PM35543

Fire

Fire. 1 0010-Fire-MAP-#13-HYDRANT SPACING

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD RPT 4/16/12 (cont.)

must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

If development of this site creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site), a Project Specific Water Quality Management Plan utilizing treatment control BMP shall be submitted to the District. Additionally, if the development includes paved streets and roads that are 5,000 square foot or more, a Project Specific WQMP will be required prior to the issuance of permits. The final WQMP must be approved prior to issuance of building or grading permits.

If the project falls below these thresholds, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO FIND
(cont.)

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.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND LMOURIQU 20101229
DRAFT LMOURIQU 20101229
PM35543

Planning. 3 0010-Planning-MAP - FEES FOR REVIEW

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

Comments: INEFFECT DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Planning. 4 0010-Planning-MAP - LC LNDSCP RQMNTS

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - LC LNDSCP RQMNTS (cont.)

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; and,

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.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND KEARLY 20111013
PM35543

Planning. 5 0010-Planning-MAP - LC LNDSCP SPECIES

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.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND KEARLY 20111013
PM35543

Planning. 6 0010-Planning-MAP - LOW PALEO

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-MAP - LOW PALEO (cont.)
activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS (cont.)

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35543 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35543, Amended No. 2, dated March 8, 2012.

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

Comments: INEFFECT DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND REGRAMLI 20111108
DRAFT REGRAMLI 20111101
PM35543

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)
 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.

Comments: INEFFECT DABRAHAM 20130424
 RECOMMND REGRAMLI 20111108
 DRAFT REGRAMLI 20111101
 PM35543

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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

Comments: INEFFECT DABRAHAM 20130424
 RECOMMND REGRAMLI 20111108
 DRAFT REGRAMLI 20111101
 PM35543

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

Comments: INEFFECT DABRAHAM 20130424
RECOMMND REGRAMLI 20111108
DRAFT REGRAMLI 20111101
PM35543

Transportation. 5 0010-Transportation-MAP - TS/EXEMPT

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.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND REGRAMLI 20111108
PM35543

Plan: PM35543E01

Parcel: 345220042

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#59-ECS-HYDR REQUIR Not Satisfied

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 (6"x4"x2 1/2") exist,at the proposed culdesac entrance or that financial arrangements have been made to provide hydrant.

050 - Fire. 3 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

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 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.

050 - Fire. 4 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

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 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.

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention

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Parcel: 345220042

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 (cont.) Not Satisfied
 comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460,
the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map
is on file in the Office of the Riverside County Surveyor
in E.C.S. Book ____, Page ____. This affects all Parcels."

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

"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."

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the
expiration of said map, the land divider shall cause the
real property included within the TENTATIVE MAP, or any
part thereof, to be surveyed and a FINAL MAP thereof
prepared in accordance with the current County

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Parcel: 345220042

50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.

050 - Planning. 8 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Change of Zone No. 7679
have been approved and adopted by the Board of Supervisors
and has been made effective. This land division shall
conform with the development standards of the designation
and/or zone ultimately applied to the property.

050 - Planning. 9 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied
The County Transportation Department - Survey Division
shall review any FINAL MAP and ensure compliance with the
following:

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

B. All lots on the FINAL MAP shall have a minimum lot size
of 1.01 net acres.

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

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

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION/SUR Not Satisfied
Lot access shall be restricted on River Road and so noted
on the final map.

050 - Transportation. 2 0050-Transportation-MAP - DEDICATION Not Satisfied
Parcel "A" is designated as a Local street and shall be
improved with 32 foot full-width AC pavement, 8' graded
shoulder on both sides within the 60' full-width dedicated
right-of-way in accordance with County Standard No. 106,
Section "A". (32'/60')

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Parcel: 345220042

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - DEDICATION (cont.) Not Satisfied

NOTE: The design of Parcel "A" (cul-de-sac) shall incorporate the WQMP as approved by the Flood Control District and Transportation Department.

050 - Transportation. 3 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 6 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install one street name sign at the intersection of River Road and Parcel "A" (cul-de-sac) in accordance with County Standard No. 816 and as directed by the Transportation Department.

050 - Transportation. 7 0050-Transportation-MAP - SUFFICIENT R-O-W/SUR Not Satisfied

Sufficient right-of-way along River Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

Sufficient right-of-way along parcel "A" shall be

Plan: PM35543E01

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - SUFFICIENT R-O-W/SUR (cont.) Not Satisfied
dedicated for public use to provide for a 60 foot
full-width right-of-way per County Standard No. 106,
Section "A" and Standard No. 800A, Ordinance 461.

050 - Transportation. 8 0050-Transportation-MAP- CORNER CUT-BACK I/SUR Not Satisfied
All corner cutbacks shall be applied per Standard 805,
Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied
Prior to the issuance of a grading permit, the owner /
applicant shall submit to the Building & Safety Department
Engineering Division evidence that the project - specific
Water Quality Management Plan (WQMP) has been approved by
the Riverside County Flood Control District or Riverside
County Transportation Department and that all approved
water quality treatment control BMPs have been included on
the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance
with the Riverside County Flood Control & Water District's
or Coachella Valley Water 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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied
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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a
performance security to be posted with the Building and
Safety Department. Single Family Dwelling units graded one

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Parcel: 345220042

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY (cont.) Not Satisfied
lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

Plan: PM35543E01

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied
SWRCB at www.swrcb.ca.gov .

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

Flood

060 - Flood. 1 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 2 0060-Flood-MAP STAY OUT OF WC Not Satisfied

Parcel 2 proposes grading within the natural watercourse. The natural watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

(AMENDED AT PC 11/7/12)

060 - Flood. 3 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 0060-Planning-GEN- TRIBAL OBSERVATION Not Satisfied

As a result of communications with the Temecula Band of Luiseno Mission Indians (Pechanga), dated April 3, 2012,

Plan: PM35543E01

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-GEN- TRIBAL OBSERVATION (cont.) Not Satisfied

tribal observation of construction grading is requested by the Tribe. Based on the proximity of the project to known village complexes, the Tribe believes that there is a high possibility that any ground disturbing activities could impact cultural resources.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with and retain a monitor designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Tribal Observer for this project. The agreement shall address tribal consultation protocols, the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site during 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. when archaeological monitoring is being conducted by the Project Archaeologist. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the tribal observer agreement 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 Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology, and shall consult with the County, tribal observer, and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather it serves to facilitate tribal consultation for the Tribe's interests only.

3) This agreement shall not modify any approved condition of

Plan: PM35543E01

Parcel: 345220042

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-GEN- TRIBAL OBSERVATION (cont.) Not Satisfied
approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder shall demonstrate a good-faith effort to secure the tribal observer agreement.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 2 0060-Planning-GEN*- CULTURAL RESOURCES PROFE Not Satisfied

As a result of consideration of previous development and land clearing, an archaeological field survey was not conducted. However, the parcel is within a half-mile of a known Luiseno prehistoric village location, indicating that the general area is sensitive for prehistoric Native American cultural resources. The presence of subsurface cultural deposits cannot be ruled out for this project. Therefore, limited archaeological monitoring of any future mass or rough grading and utility trenching deeper than 18-inches shall be required to facilitate evaluation and mitigation treatment should cultural resources be exposed.

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 Archaeologist." The Project Archaeologist 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 any required tribal or special interest monitors. The Project Archaeologist 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 Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate any required consultations, and

Plan: PM35543E01

Parcel: 345220042

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-GEN*- CULTURAL RESOURCES PROFE (co Not Satisfied
potential recovery of cultural resources in coordination
with any required tribal or 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 Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources in compliance with CEQA-based mitigation. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)The archaeological monitoring agreement shall not modify any approved condition of approval or mitigation measure.

060 - Planning. 3 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied
All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 4 0060-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 5 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied
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

Plan: PM35543E01

Parcel: 345220042

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied
Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 7 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until Change of Zone No. 7679 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 8 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.72 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.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - NESTING BIRD SURVEY Not Satisfied
A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of

Plan: PM35543E01

Parcel: 345220042

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - NESTING BIRD SURVEY (cont.) Not Satisfied
the nesting season. If you have any questions about this
condition please contact EPD directly at 951-955-6892

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant
shall obtain rough grade approval and/or approval to
construct from the Building and Safety Department. The
Building and Safety Department must approve the completed
grading of your project before a building permit can be
issued. Rough Grade approval can be accomplished by
complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction
Report containing substantiating data from the Soils
Engineer (registered geologist or certified geologist,
civil engineer or geotechnical engineer as appropriate) for
his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade
certification from a Registered Civil Engineer certifying
that the grading was completed in conformance with the
approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough
grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all
required inspections and approval of all final reports, all
sites permitted for rough grade only shall provide 100
percent vegetative coverage to stabilize the site prior to
receiving a rough grade permit final.

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

E Health

080 - E Health. 1 0080-E Health-USE - E.HEALTH CLEARANCE REQ. Not Satisfied

Plan: PM35543E01

Parcel: 345220042

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - E.HEALTH CLEARANCE REQ. (cont.) Not Satisfied
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE
ISSUANCE OF THIS BUILDING PERMIT.

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

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 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

080 - Flood. 1 0080-Flood-MAP STAY OUT OF WC Not Satisfied

Parcel 2 proposes grading within the natural watercourse. The natural watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

(AMENDED AT PC ON 11/7/12)

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

Plan: PM35543E01

Parcel: 345220042

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE (cont.) Not Satisfied

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

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Perris & Perris Union High School District shall be mitigated in accordance with California State law.

080 - Planning. 3 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

Pursuant to Ordinance No. 460, Section 13.1, all utility extensions within a lot shall be placed underground.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL Not Satisfied

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

Plan: PM35543E01

Parcel: 345220042

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL (cont.) Not Satisfied
following:

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Plan: PM35543E01

Parcel: 345220042

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ (cont.) Not Satisfied
Environmental Health Clearance prior to final inspection.

090 - E Health. 2 0090-E Health-USE-FEE STATUS Not Satisfied

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

Fire

090 - Fire. 1 0090-Fire-MAP -FIRE SPRINKLER SYSTEM Not Satisfied

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN RESIDENCES PER NFPA 13D,2010 EDITION.PLANs SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP CERTIFY BMP IMPLEMENTATION Not Satisfied

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

Plan: PM35543E01

Parcel: 345220042

90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-GEN - CULTURAL RESOURCES RPT Not Satisfied

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.

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of 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 3.72 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

Plan: PM35543E01

Parcel: 345220042

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied
subsequent mitigation fee ordinance, payment of the
appropriate fee set forth in that ordinance shall be
required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - ROAD IMPROVEMENT Not Satisfied
Prior to issuance of any building occupancy permit, the
cul-de-sac shall be improved per 50.TRANS.7 - Dedication.

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.2

Director's Hearing: March 11, 2019

PROPOSED PROJECT

Case Number(s): PM36860E01

Applicant(s):

Area Plan: Southwest

Henry Azarioon & Mimi Ghofranian

Zoning Area/District: Rancho California Area

Supervisorial District: Third District

Project Planner: Gabriel Villalobos

APN: 927-260-015

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map for PM36860 to subdivide 7.5 gross acres into two parcels with a minimum size of 2 ½ acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres. The project is located north of Santa Anita Dr, east of De Portola Rd, south of Delgado Way, and west of Parado del Sol Dr.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36860**, extending the expiration date to December 15, 2021, subject to all the previously approved Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 36860 was originally approved at Planning Commission on November 4, 2015. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1039 where both applications were approved on December 15, 2015.

The First Extension of Time was received December 10, 2018, ahead of the expiration date of December 15, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 6, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include two separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is six years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the two separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1st extension will grant 3 years and the remaining number of years available to extend this tentative map after this approval will be 3 years. If a future 2nd EOT is submitted, the map could be extended to a December 15, 2024 expiration.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become December 15, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed prior to map expiration on December 15, 2021.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PM36860

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blue-line Streams
- City Areas

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

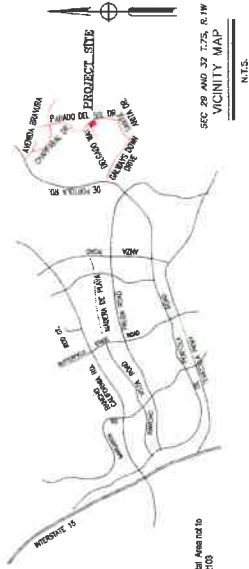




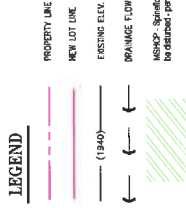
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TENTATIVE PARCEL MAP NO. 36860
LOT 80 TRACT NO. 3944
APN: 927-260-015
RIVERSIDE COUNTY, CALIFORNIA



SEC 29 AND 32 T.2S. 6.1W
 VICINITY MAP
 N.T.S.



MS/C - Specifier Hatch Area not to be drained per PMAG 0210

OWNER/APPLICANT:
 HENRY JOHNSON
 41465 PARADO DEL SOL
 TEMECULA, CA 92592

REPRESENTATIVE:
 Mojave Design and JD Engineering
 27777 Valley Center Road, Suite 100
 P.O. Box 188
 Temecula, CA 92591 ATTENTION: REZA JAMES
 reza.james@mojavedesign.com

SITE ADDRESS:
 41465 PARADO DEL SOL
 TEMECULA, CA 92592

PROJECT AREA:
 6.0 ACRES AREAS
 7.50 ACRES GROSS

ASSESSORS' PARCELS:
 927-260-015

THOMAS GUIDE:
 SAN BERNARDINO COUNTY, RIVERSIDE COUNTY, YEAR 2008
 T.S.G.B. PAGE 880, GRID T27J,02

LEGAL DESCRIPTION:
 LOT 80 OF TR 3944, PM 64/92, IN THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA
 SEC 29 AND 32 T.2S. 6.1W

UTILITY JURISDICTIONS & SCHOOL DISTRICT:
 WATER: RIVERSIDE WATER DISTRICT
 SEWER: RIVERSIDE SEWER DISTRICT
 ELECTRIC: SD. CAL. Edison
 TELEPHONE: VERIZON
 GAS: TEMECULA VALLEY CALIFORNIA
 SCHOOL DISTRICT: TEMECULA VALLEY UNITED SCHOOL DISTRICT
 SEWER: SEPTIC SYSTEM

ZONING/USE:
 EXISTING ZONING: R-1-4-2.5
 EXISTING LAND USE: RURAL RESIDENTIAL (RR)
 PROPOSED ZONING: R-1-4-2.5
 PROPOSED LAND USE: RC COR

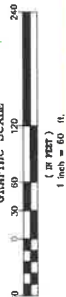
SOURCE OF TOPOGRAPHY:
 Aerial Photo and Elevation Data
 COLLECTED DECEMBER 2009

NUMBERS OF PROPOSED PARCELS:
 PARCEL 1 = 4.77 ACRES GROSS 4.64 ACRES NET
 PARCEL 2 = 2.73 ACRES GROSS 2.50 ACRES NET



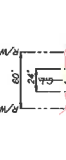
NOTES:

1. ALL SURVEYS INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP
2. THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLGIC
3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODING MAP OF RIVERSIDE COUNTY, CA (FEMA DESIGNATION ZONE "C")
4. ALL OWNERS NOT TO POSEZ FOR GRACE.
5. THERE ARE EXISTING SEPTIC SYSTEMS ON THE PROPERTY.
6. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
7. THERE ARE NO UNDESIRABLE NEIGHBORING PROPOSED ON THE PROPERTY.
8. THE MAP IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES AND COUNTY.
9. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAIN AREA.
10. THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS.
11. THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR FLOOD HAZARD.
12. THIS MAP IS UNDER SCALED "N" MAP.
13. THERE ARE NO UNDESIRABLE ADJACENT OR STRUCTURES PROPOSED FOR THIS PROJECT.



LEGEND:

- Parcel - Parcel Boundary (Assessor's)
- Parcel - Parcel Boundary (Owner's)
- Parcel - Parcel Boundary (Proposed)
- Parcel - Parcel Boundary (Proposed)



EX. ROADWAY ROADWAY
TYPICAL STREET SECTION
 N.T.S.

COUNTY OF RIVERSIDE		SHEET NO.
TPM NO. 36860		1
LOT 80 TRACT NO. 3944		OF 1 SHEETS
APN: 927-260-015		FILE NO.
DATE PREPARED: JAN. 2012 REV: SEPT. 4, 2015		

PLANNING AND DESIGN
 DATE: 9/17/2015
 PLANNER: P. Nanthavongjourny

Extension of Time Environmental Determination

Project Case Number: PM36860E01
Original E.A. Number: EA41872
Extension of Time No.: 1st EOT
Original Approval Date: December 15, 2015
Project Location: North of Santa Anita Dr, East of De Portola Rd, South of Delgado Way, West of Parado del Sol Dr
Project Description: a Schedule "H" subdivision of 7.5 gross acres into two parcels with a minimum size of 2 ½ acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres.

On December 15, 2015, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 2/8/19
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Henry Azarioon <hpazarioon@yahoo.com>
Sent: Wednesday, February 06, 2019 11:47 AM
To: Villalobos, Gabriel
Subject: [EXTERNAL MAIL] Re: No New Conditions of Approval for PM36860 1st EOT

Hi Gabriel,

Thanks for the email, yes based on our conversation that no new conditions will be added to our extension request, I do accept to move forward and approve "**EXTENSION OF TIME REQUEST** for **No. 36860**". Please let me know if you have any questions.

Thank you,

Henry Azarioon

On Wednesday, February 6, 2019, 11:37:40 AM PST, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Henry Azarioon & Mimi Ghofranian

41485 Parado Del Sol Drive

Temecula, CA 92592

RE: EXTENSION OF TIME REQUEST for No. 36860.

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department

will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



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

*Juan C. Perez
Agency Director*



02/14/19, 5:31 pm

PM36860E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36860E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 3 0010-BS-Grade-MAP - DR WAY XING NMC

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.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005 C000784054
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL (cont.)

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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 1, to May 31.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)
requirements of Ordinance 457.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005 C000784055
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

inimum drainage grade shall be 1% except on portland cement
concrete where .35% shall be the minimum.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

BS-Grade. 10 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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 and Safety Department.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND SGONZALE 20151005
DRAFT SGONZALE 20151005
PM36860

E Health

E Health. 1 0010-E Health-MAP - ECP COMMENTS

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND KAKIM 20150615
PM36860

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING (cont.)

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule H fire protection approved standard fire hydrants, (6"x4"x2 1/2") with no portion of any lot frontage more than 600 feet from a hydrant.

Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND CEDWARDS 20150930
PM36860

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND CEDWARDS 20150930
PM36860

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map 36860 is a proposal to subdivide an approximately 7-acre site into 2 parcels. The site is located in the eastern Rancho California area at the southwest corner of Parado Del Sol and Delgado Way. There is an existing house, barn, corral and other amenities located on Parcel 1. It appears a building pad has been graded on Parcel 2.

The District has reviewed the submitted amended exhibit for Parcel Map 36860. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. An 18-inch culvert conveys flows from an approximately 8-acre drainage area east of the site under Parado Del Sol into a watercourse which conveys storm runoff northwesterly through the site, primarily Parcel 1. In case the existing 18-inch culvert across Parado Del Sol Drive gets clogged, the water will flow northerly along the street and then it will follow the natural low across

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

Parcel 1. The watercourse is well-incised and should pose no flooding threat to the existing house or other structures but does cross the driveway. The existing pad on Parcel 2 is located on high ground and safe from another smaller but well-defined watercourse which conveys flows through the southerly portion of Parcel 2. Both parcels have adequate building sites free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage. The natural watercourse should be kept free of buildings and obstructions and all grading for sites and roads should perpetuate the natural drainage patterns of the area. New construction should comply with all applicable ordinances.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND ERUSSELL 20151001
PM36860

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20150109
DRAFT PNANTHAV 20150109
PM36860

Planning. 2 0010-Planning-MAP - HUMAN REMAINS

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - HUMAN REMAINS (cont.)
in place and free from disturbance until a final decision
as to the treatment and their disposition has been made.
If the Riverside County Coroner determines the remains to
be Native American, the Native American Heritage Commission
shall be contacted by the Coroner within the period
specified by law (24 hours). Subsequently, the Native
American Heritage Commission shall identify the "Most
Likely Descendant". The Most Likely Descendant shall then
make recommendations and engage in consultation with the
property owner and the County Archaeologist 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 Archaeologist.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND HTHOMSON 20151006
PM36860

Planning. 3 0010-Planning-MAP - LOW PALEO

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - LOW PALEO (cont.)

continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - LOW PALEO (cont.)

Comments: INEFFECT PNANTHAV 20160104
RECOMMND DLJONES 20150327
PM36860

Planning. 4 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20150109
DRAFT PNANTHAV 20150109
PM36860

Planning. 5 0010-Planning-MAP - NO OFFSITE SIGNAGE

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20150109
DRAFT PNANTHAV 20150109
PM36860

Planning. 6 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20150109
DRAFT PNANTHAV 20150109
PM36860

Planning. 7 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)
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.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20150109
DRAFT PNANTHAV 20150109
PM36860

Planning. 8 0010-Planning-MAP - ORD NO. 659 (DIF)

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

The fee shall be paid for each 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3

0010-Planning-All-MAP - HOLD HARMLESS (cont.)

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20150109
DRAFT PNANTHAV 20150109
PM36860

Planning-All. 4

0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres; Parcel 1 is 4.77 gross acres and Parcel 2 is 2.73 gross acres.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION (cont.)

Comments: INEFFECT PNANTHAV 20160104
RECOMMND PNANTHAV 20151008
DRAFT PNANTHAV 20151008
RECOMMND PNANTHAV 20151007
DRAFT PNANTHAV 20151007
RECOMMND PNANTHAV 20150323
DRAFT PNANTHAV 20150109
PM36860

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies,
and design guidelines can be obtained from the
Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please
call the Plan Check Section at (951) 955-6527.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND REGRAML4 20150928
DRAFT REGRAML4 20150928
PM36860

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

Comments: INEFFECT PNANTHAV 20160104
RECOMMND REGRAML4 20150928
DRAFT REGRAML4 20150928
PM36860

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all
off-site drainage flowing onto or through the site. In the
event the Transportation Department permits the use of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2 (cont.)
 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.

Comments: INEFFECT PNANTHAV 20160104
 RECOMMND REGRAML4 20150928
 DRAFT REGRAML4 20150928
 PM36860

Transportation. 4 0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.

Comments: INEFFECT PNANTHAV 20160104
 RECOMMND REGRAML4 20150928
 DRAFT REGRAML4 20150928
 PM36860

Transportation. 5 0010-Transportation-MAP - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Delgado Way or Parado Del Sol due to existing improvements, except that the project proponent shall obtain an encroachment permit for the driveway for parcel 2.

Comments: INEFFECT PNANTHAV 20160104
 RECOMMND REGRAML4 20150928
 DRAFT REGRAML4 20150928
 PM36860

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

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.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND REGRAML4 20150928
DRAFT REGRAML4 20150928
PM36860

Transportation. 7 0010-Transportation-MAP - TS/EXEMPT

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.

Comments: INEFFECT PNANTHAV 20160104
RECOMMND REGRAML4 20150928
DRAFT REGRAML4 20150928
PM36860

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Fire

050 - Fire. 5 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES (cont.) Not Satisfied

20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 6 0050-Fire-MAP-#98-ECS-HYDRANT Not Satisfied

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: a domestic water system with an approved fire hydrant within 600' of the lot frontage

*Original letter from the water district shall be provided

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

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

050 - Planning. 2 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects Parcel No. 2
"

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

"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."

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 8 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County CSA 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 9 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1039 have been approved and adopted by the Board of Supervisors and made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 10 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Planning

050 - Planning. 10 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 2 1/2 acre min. (R-A-2 1/2) zone, and with the Riverside County General Plan.

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

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - MSHCP ECS Not Satisfied

The constrained areas will conform to the areas mapped as "Upland Swales," or "Spineflower Habitat" on Exhibit 7 of the document entitled "General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc. The Upland Swales shall be mapped and labeled as "Delineated Constraint Area (MSHCP Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The Spineflower Habitat Area shall be mapped and delineated as "Delineated Constraint Area (MSHP Spineflower)" on the Environmental Constraints Sheet to the satisfaction the Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - MSHCP ECS (cont.) Not Satisfied

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 2 0050-Transportation-MAP - ENCROACHMENT PERMIT Not Satisfied

Any work performed within the County right-of-way shall have an encroachment permit.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - EXISTING GRDG TO CODE Not Satisfied

ALL EXISTING GRADING SHOWN ON TENTATIVE MAP NO. 36860 PARCEL 2 SHALL BE BROUGHT TO CODE.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS (cont.) Not Satisfied
COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL
AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 6 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied
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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

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 www.swrcb.ca.gov .

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 9 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 10 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Fire

060 - Fire. 1 0060-Fire-MAP - REVIEW & APPROVAL Not Satisfied

Fire Department shall review and approve the water and access for new structure

Plan: PM36860E01

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 0060-Fire-MAP - REVIEW & APPROVAL (cont.) Not Satisfied

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

060 - Planning. 4 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 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.

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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Parcel: 927260015

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-MAP - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-MAP - MBTA SURVEY (cont.) Not Satisfied
Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-MAP - MBTA REPORT Not Satisfied
Prior to the finalization of the grading permit the biologist that conducted the MBTA clearance survey must submit a final MBTA Clearance Report to EPD for review and approval.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EXISTING GRDG TO CODE Not Satisfied
Prior to issuance of a building permit, the applicant/owner shall have brought the existing grading to code and received approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 3 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for

Plan: PM36860E01

Parcel: 927260015

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 3 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied
his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 0080-E Health-USE - DEH SITE EVALUATION Not Satisfied
DEH Site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed system's trench bottom) is installed for DEH staff to evaluate.

080 - E Health. 2 0080-E Health-USE - E.HEALTH CLEARANCE REQ. Not Satisfied
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

080 - E Health. 3 0080-E Health-USE - PERC TEST REQD Not Satisfied
A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

080 - E Health. 4 0080-E Health-USE - SEPTIC PLANS Not Satisfied
A set of three detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP -REVIEW & APPROVAL Not Satisfied

Fire department shall review and approve, water and access for all single family dwellings, additions and projections.

080 - Fire. 2 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

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 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.

080 - Fire. 3 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 3 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 4 0080-Planning-MAP - WASTE MGMT. CLEARANCE Not Satisfied

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated January 26,

Plan: PM36860E01

Parcel: 927260015

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - WASTE MGMT. CLEARANCE (cont.) Not Satisfied
2015, summarized as follows:

1) A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

Plan: PM36860E01

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP (cont.) Not Satisfied

i.Precise Grade Inspection can include but is not limited to the following:

- 1.Installation of slope planting and permanent irrigation on required slopes
- 2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL Not Satisfied

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

- 1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.
- 2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION Not Satisfied

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

Plan: PM36860E01

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION (cont.) Not Satisfied

Planning

090 - Planning. 1 0090-Planning-MAP - AGENCY CLEARANCE Not Satisfied

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 26, 2015, summarized as follows:

1) Provide evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) to the Planning Division of the Riverside County Waste Department.

090 - Planning. 2 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the CSA 152.

090 - Planning. 3 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of 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 7.5 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.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

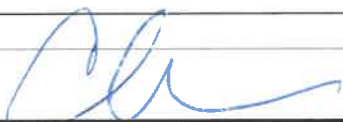
Agenda Item No.:

1.3

Director's Hearing: March 11, 2019

PROPOSED PROJECT

Case Number(s):	PM32312	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest		Lansing Companies
Zoning Area/District:	Mead Valley District		c/o Greg Lansing
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		
APNs:	321-130-047, -048, 319-020-027, -028, -029, -030		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres. The project is located north of Cajalco Road, east of Carpinus Drive, and west of Alexander Street.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32312**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 6, 2021, subject to all the previously approved Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 32312 was originally approved at Director's Hearing on September 6, 2005. It proceeded to the Board of Supervisors where it was approved on December 20, 2005.

The First Extension of Time was applied for August 5, 2015, ahead of the expiration date of September 6, 2015, and was approved at the Director's Hearing on May 8, 2017.

A Second Extension of Time was filed April 10, 2017. The second Extension of Time was processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval were imposed on both extensions and were approved at the Director's Hearing on May 8, 2017.

The Third Extension of Time was approved at Director's Hearing on August 21, 2017.

The Fourth Extension of Time was received August 3, 2018, ahead of the expiration date of September 6, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years. On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on September 6, 2021.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 6, 2021. If a Final Map has not been recorded prior to September 6, 2021, PM32312 will expire.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

4th EOT for PM32312

Vicinity Map






Notes

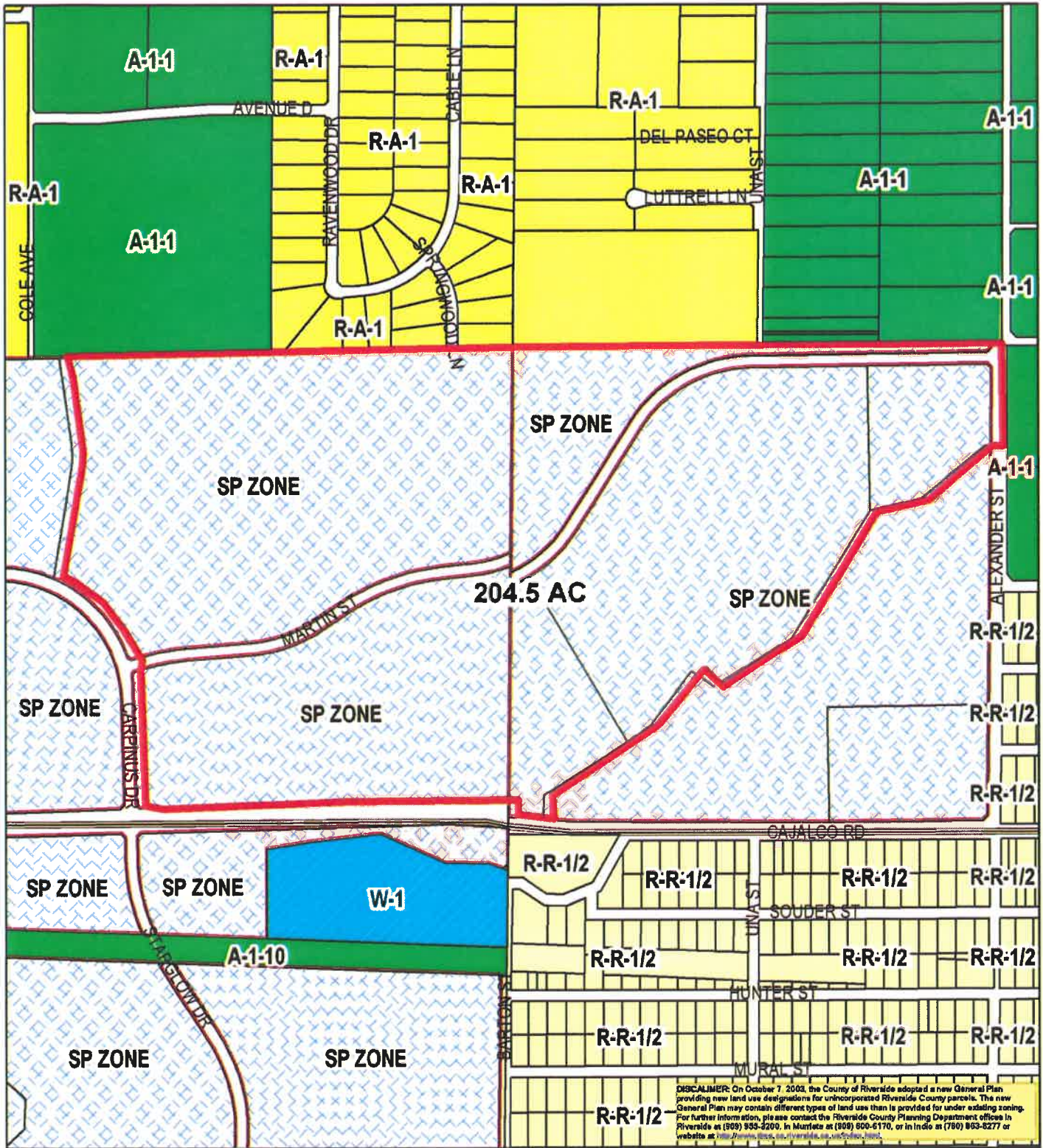
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 8/16/2018 2:55:20 PM

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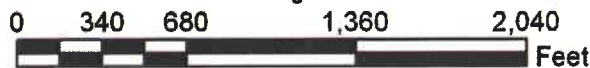




PM32312
EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Mead Valley**
Township/Range: T4SR4W
Section : 8 & 9



ASSESSORS 321-13
BK. PG. 319-20
THOMAS BROS.PG 899 B7

Extension of Time Environmental Determination

Project Case Number: PM32312
Original E.A. Number: CEQA Exempt
Extension of Time No.: 4th EOT
Original Approval Date: September 6, 2005
Project Location: North of Cajalco Road, East of Carpinus Drive, and West of Alexander Street
Project Description: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres.

On September 6, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*
Gabriel Villalobos, Project Planner

Date: 2/8/19
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Tuesday, August 14, 2018 10:50 AM
To: Villalobos, Gabriel
Cc: Michael Masterson
Subject: RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32312.
(Boulder Springs)

Mr. Villalobos,

The applicant and owner do agree to the fact that there are no new conditions of approval needed for this extension.

Please proceed with the Extension process.

Thank you

Jim Hoxie



**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

Privileged And Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

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 Please consider the environment before printing this e-mail.

From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Tuesday, August 14, 2018 10:32 AM
To: Gregory Lansing <glansing@lansingcompanies.com>
Subject: Recommended Conditions for PM32312 4th EOT

Attn: Lansing Companies
c/o Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32312.

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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

*Juan C. Perez
Agency Director*



02/14/19, 5:54 pm

PM32312E04

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM32312E04. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 2 0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT

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

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 3 0010-BS-Grade-MAP-G1.6 DUST CONTROL

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

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 4 0010-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flow

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY (cont.)

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 5 0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 6 0010-BS-Grade-MAP-G2.6SLOPE STABL'TY ANLY

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 7 0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

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

Comments: INEFFECT AROSSI 20060103
RECOMMND THARMON 20040630
DRAFT THARMON 20040630
PM32312

BS-Grade. 8 0010-BS-Grade-MAP-GIN INTRODUCTION

Parcel Map 32312 does not propose any grading. However,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT
(cont.)

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 4 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 5 0010-Planning-MAP - NPDES COMPLIANCE (1)

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 6 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

ivision/development are permitted, other than those allowed
under Ordinance No. 679.4. Violation of this condition of
approval may result in no further permits of any type being
issued for this subdivision until the unpermitted signage
is removed.

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 7 0010-Planning-MAP - ORD 810 OPN SPACE FEE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)
superseded by a subsequent mitigation fee ordinance,
payment of the appropriate fee set forth in that ordinance
shall be required.

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 9 0010-Planning-MAP - TRAIL MAINTENANCE

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 10 0010-Planning-MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance
with the development standards of the SP zone.

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning. 11 0010-Planning-MAP- OFF-HIGHWAY VEHICLE USE

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

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
PM32312

Planning. 12 0010-Planning-SP - NO PA DENSITY TRANSFER

Density transfers between Planning Areas within the
SPECIFIC PLAN shall not be permitted, except through the
Specific Plan Amendment process.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - DEFINITIONS (cont.)
TENTATIVE MAP = Tentative Parcel Map No. 32312, Amended No. 1, dated 10/22/04.

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

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND GRWILLIA 20050404
DRAFT GRWILLIA 20040816
PM32312

Planning-All. 3 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is to Subdivide 217.3 acres into three (3) lots with a minimum lot size of 49.45 gross acres. The project is part of the Boulder Springs Specific Plan (SP No. 299A1) and is located within planning areas three (3) and eleven (11) of the aforementioned Specific Plan.

The project site is located northerly of Cajalco Road and westerly of Alexander Street within the Lake Mathews/Woodcrest and Mead Valley Area Plans.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP - PROJECT DESCRIPTION (cont.)

Comments: INEFFECT AROSSI 20060103
RECOMMND BCANSECO 20050906
DRAFT BCANSECO 20050906
RECOMMND BCANSECO 20050829
DRAFT GRWILLIA 20040816
PM32312

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 2

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

Comments: INEFFECT AROSSI 20060103
RECOMMND ANNSMITH 20050509
DRAFT AMARTINE 20050509
PM32312

Transportation. 2 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

Comments: INEFFECT AROSSI 20060103
RECOMMND ANNSMITH 20050509
DRAFT AMARTINE 20050509
PM32312

Transportation. 3 0010-Transportation-MAP - TS/EXEMPT

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.

Comments: INEFFECT AROSSI 20060103
RECOMMND ANNSMITH 20050509
DRAFT AMARTINE 20050509
PM32312

Transportation. 4 0010-Transportation-MAP - UTILITY INSTALL. 1

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

Comments: INEFFECT AROSSI 20060103
RECOMMND ANNSMITH 20050509
DRAFT AMARTINE 20050509
PM32312

Plan: PM32312E04

Parcel: 319020027

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 0050-Transportation-EOT2 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this

Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied

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) 341-5455.

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.

060 - BS-Grade. 3 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS Not Satisfied

Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS (cont.) Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 4 0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT Not Satisfied

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. 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.

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

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.

Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.) Not Satisfied

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 32312 is located within the limits of the Lake Mathews 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-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Transportation

Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 32312 is located within the limits of the Lake Mathews 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.

Plan: PM32312E04

Parcel: 319020027

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 3 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-EOT2 -WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

Plan: PM32312E04

Parcel: 319020027

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-EOT2 -WQMP AND MAINTENANCE (cc Not Satisfied
(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT2 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall
comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

Planning

090 - Planning. 1 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

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

Plan: PM32312E04

Parcel: 319020027

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-MAP - QUIMBY FEES (2) (cont.) Not Satisfied
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 Regional Parks and Open Space
District.

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied
rior 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 217
gross acres 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.

Transportation

090 - Transportation. 1 0090-Transportation-EOT2 - WQMP COMP AND BNS REG Not Satisfied
Prior to Building Final Inspection, the applicant will be
required to hand out educational materials regarding water
quality, provide a engineered WQMP certification,
inspection of BMPs, GPS location of BMPs, and ensure that
the requirements for inspection and cleaning the BMPs are
established. Additionally, the applicant will be required
to register BMPs with the Transportation Department's
Business Registration Division.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Plan: PM32312E04

Parcel: 319020027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF (cont.)

Not Satisfied

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

7.4

Director's Hearing: March 11, 2019

PROPOSED PROJECT

Case Number(s): PM30298E01

Applicant(s):

Area Plan: Southwest

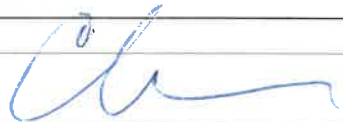
Marc and Christie Horton

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 941-080-027


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 12.19 gross acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. The project is located South of Glenoaks Rd, West of Calle Bellagio, East of Corte Venture.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 30298**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 11, 2019, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 30298 was originally approved at Director's Hearing on April 11, 2011. It proceeded to the Board of Supervisors where it was received and filed on May 17, 2011.

The First Extension of Time was received April 1, 2016, ahead of the expiration date of April 11, 2016. The applicant and the County discussed conditions of approval and reached consensus on January 17, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

State Bills

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years. If a future 2nd EOT is submitted, the map could be extended to April 11, 2022.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become April 11, 2019.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings






1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PM30298

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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Extension of Time Environmental Determination

Project Case Number: PM30298E01
 Original E.A. Number: 40617
 Extension of Time No.: 1st EOT
 Original Approval Date: April 11, 2011
 Project Location: South of Glenoaks Rd, West of Calle Bellagio, East of Corte Venture
 Project Description: Schedule "H" - subdivision of 12.19 gross acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on parcel no. 4.

On April 11, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Gabriel Villalobos, Project Planner

Date: 1/18/19
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: mccbhorton@yahoo.com
Sent: Thursday, January 17, 2019 5:20 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for PM30298 1st EOT

Gabriel,

I, Marc Horton the Extension of Time Applicant, accept the addition of no new recommended conditions as written for case number 30298. Please accept this response as written approval and do not hesitate to reach out for any further needed action.

Respectfully,

Marc Horton

Sent from my iPhone

On Jan 17, 2019, at 4:33 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Marc and Christie Horton
40190 Calle Bellagio
Temecula, CA 92592

RE: EXTENSION OF TIME REQUEST for No. 30298.

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

<image001.jpg>

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[County of Riverside California](#)



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/14/19, 4:22 pm

PM30298E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM30298E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS

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.

Comments: INEFFECT VACALDE6 20110602
RECOMMND VACALDE5 20110516
INEFFECT VACALDE5 20110516
RECOMMND SGONZALE 20080515
DRAFT SGONZALE 20080515
PM30298

BS-Grade. 2 0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT

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

Comments: INEFFECT VACALDE6 20110602
RECOMMND VACALDE5 20110516
INEFFECT VACALDE5 20110516
RECOMMND SGONZALE 20080515
DRAFT SGONZALE 20080515
PM30298

BS-Grade. 3 0010-BS-Grade-MAP-G1.4 NPDES/SWPPP

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 14 0010-BS-Grade-MAP-GIN INTRODUCTION (cont.)

BS-Grade. 14 0010-BS-Grade-MAP-GIN INTRODUCTION

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.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND VACALDE5 20110516
 INEFFECT VACALDE5 20110516
 RECOMMND SGONZALE 20080515
 DRAFT SGONZALE 20080515
 PM30298

E Health

E Health. 1 0010-E Health-DEH SITE EVALUATION

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch 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 as well as Regional Water Quality Control Board Clearance may be required.**

Comments: INEFFECT VACALDE6 20110602
 RECOMMND MMISTICA 20110223
 PM30298

E Health. 2 0010-E Health-MAP - PERC RPT INFO

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Lawrence Phelps, RCE, dated 12/1/04. Additional testing may be required prior to grading and or building permit issuance.

Please be aware that in accordance with Assembly Bill 885,

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-MAP - PERC RPT INFO (cont.)
 the State Water Resources Control Board will be adopting
 in the near future, regulations or standards for the
 permitting and operation of all onsite sewage treatment
 systems, including septic tanks. These regulations or
 standards may require monitoring for these treatment
 systems including septic tanks.

Comments: INEFFECT VACALDE5 20110516
 RECOMMND MRIHA 20060522
 DRAFT MRIHA 20060518
 PM30298

E Health. 3 0010-E Health-OWTS/ATU - MAINTAIN SETBACKS

All proposed Onsite Wastewater Treatment Systems (OWTS)
 and/or proposed Advanced Treatment Units (ATU) must
 maintain all required setbacks as specified in the
 Department of Environmental Health (DEH) Technical Guidance
 Manual, Uniform Plumbing Code, and State and Local Laws.
 Please note that the most restrictive minimum setback may
 be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can
 be located within "Do Not Disturbed" areas without written
 consent from the appropriate regulatory agency. Moreover,
 no part of the proposed OWTS and/or ATU can be located
 within easements that are not legally dedicated for use by
 the proposed OWTS and/or ATU.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND MMISTICA 20110223
 PM30298

E Health. 4 0010-E Health-OWTS/ATU PLANS & FLOOR PLANS

For all proposed new Onsite Wastewater Treatment Systems
 (OWTS) and/or Advanced Treatment Units (ATU), the applicant
 must submit to the Department of Environmental Health (DEH)
 for review at least three copies of detailed contoured
 plot plans wet stamped and signed by the Professional of
 Record (individual or firm who is responsible for the soils
 percolation report) drawn to an appropriate scale showing
 the location of all applicable detail as required in the
 DEH Technical Guidance 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/ATU
 area may require further soils percolation testing and/or

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 4 0010-E Health-OWTS/ATU PLANS & FLOOR PLANS (cont.)
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.

Comments: INEFFECT VACALDE6 20110602
RECOMMND MMISTICA 20110223
PM30298

E Health. 5 0010-E Health-PM#30298 - COMMENTS

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel Map#30298 based on Lawrence Phelps Soils Percolation Report dated December 1, 2004 provided that all parameters set forth by this report is maintained. Although an OWTS conceptual location has been proposed for each lot on the parcel map, the final OWTS location may change pending a site evaluation conducted by DEH staff at time of building plan submittal.

Comments: INEFFECT VACALDE6 20110602
RECOMMND MMISTICA 20110223
PM30298

E Health. 6 0010-E Health-RCWD POTABLE WATER SERVICE

Parcel Map#30298 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Comments: INEFFECT VACALDE6 20110602
RECOMMND MMISTICA 20110223
PM30298

Fire

Fire. 1 0010-Fire-MAP-#13-HYDRANT SPACING

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.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-MAP-#13-HYDRANT SPACING (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND DWAGNER 20080620
PM30298

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND DWAGNER 20080620
PM30298

Fire. 3 0010-Fire-MAP-HFA CONSTRUCTION DESIGN

This project is located in the High Fire Area in the State Responsibility Area of Riverside County as shown on a map on file at the office of the Fire Chief. Any building constructed within this project shall comply with the special construction provisions contained in California Building Code 7A, California Residential Code R327 and California Referenced Standards Code Chapter 12-7A.

Comments: INEFFECT LNOTTIN5 20160531
PM30298

Fire. 4 0010-Fire-MAP-HFA DEFENSIBLE SPACE

Buildings and structures within the High Fire Hazard Severity Zones of a Local Responsibility Areas shall maintain defensible space as outlined in Government Code 51175-51189 and county ordinance 787.

Comments: INEFFECT LNOTTIN5 20160531
PM30298

Fire. 5 0010-Fire-MAP-HFA FUEL MANAGEMENT PLAN

Hazardous vegetation and fuel management shall be proposed in compliance with Public Resources Code 4291, CCR Title 14, California Government Code 51182 and California Code of Regulations Title 19.

Comments: INEFFECT LNOTTIN5 20160531
PM30298

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map 30298 proposes to subdivide 12 acres into four parcels in the Rancho California area. The project is located southerly of Glen Oaks Road and westerly of De Portola Road.

The project site is located on a slight ridge with a large watercourse that traverses the northern portion of the site. The watercourse has a tributary watershed of approximately 140 acres. The natural watercourse shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The existing pads shown on the tentative exhibit were graded prior to this parcel map and are located outside of the watercourse. The natural watercourse shall be delineated on the environmental constraint sheet with a note stating that the watercourses must be kept free of all buildings and obstructions.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley 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 \$1,179 per acre (or per lot for parcels larger than one 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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND AMJOHNSO 20060501
DRAFT AMJOHNSO 20060501
PM30298

Planning

Planning. 1 0010-Planning-MAP - 90 DAYS TO PROTEST

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - 90 DAYS TO PROTEST (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND

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 reasonable 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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND LMOURIQU 20080227
DRAFT LMOURIQU 20080227
PM30298

Planning. 4 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - INADVERTENT ARCHAEO FIND
(cont.)

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.

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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND LMOURIQU 20080227
DRAFT LMOURIQU 20080227
PM30298

Planning. 5 0010-Planning-MAP - LANDSCAPE MAINTENANCE

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - LANDSCAPE MAINTENANCE (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 6 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 7 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 8 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 9 0010-Planning-MAP - ORD NO. 659 (DIF)

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

The fee shall be paid for each 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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 10 0010-Planning-MAP - SUBMIT BUILDING PLANS

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 11 0010-Planning-MAP - ZONING STANDARDS

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 12 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning-All

Planning-All. 1 0010-Planning-All-MAP - DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - DEFINITIONS (cont.)

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 30298 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 30298, Amended No. 1, dated 3/13/08.

EXHIBIT E = Environmental Constraint Sheet (ECS) for Tentative Parcel Map No. 30298, dated 4/18/11.

Comments: INEFFECT VACALDE5 20110516
RECOMMND KHESTERL 20110419
DRAFT KHESTERL 20110419
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
 not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND KHESTERL 20110419
 PM30298

Planning-All. 3 0010-Planning-All-MAP - PROJECT DESCRIPTION

The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND VACALDE5 20110516
 INEFFECT VACALDE5 20110516
 RECOMMND KHESTERL 20110223
 DRAFT KHESTERL 20110223
 RECOMMND MBAHAR 20080703
 DRAFT MBAHAR 20080703
 RECOMMND MBAHAR 20080513
 DRAFT MBAHAR 20080512
 PM30298

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD-EPD- RRVP TO AVOID

The project site supports an approximately 0.91 acre drainage that qualifies as a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. No disturbance, surface alterations, or grading may occur in the feature or within the associated vegetation. To help insure protection of the feature the drainage must clearly be shown on an Environmental Constraint Sheet (ECS) and labeled Riparian/Riverine Area Not to be Disturbed.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND JBOND 20110418
 DRAFT JBOND 20110418
 PM30298

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 1

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Transportation. 3 0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Calle Bellagio since adequate right-of-way exists, per PM17/90.

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Transportation. 5 0010-Transportation-MAP - TS/EXEMPT

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.

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1- WATER WILL SERVE Not Satisfied

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

050 - E Health. 2 0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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.

050 - Fire. 2 0050-Fire-MAP-#59-ECS-HYDR REQUIR Not Satisfied

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

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Fire

050 - Fire. 2 hydrant(s)	0050-Fire-MAP-#59-ECS-HYDR REQUIR (cont.)	Not Satisfied
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050 - Fire. 3	0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS	Not Satisfied
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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 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.

050 - Fire. 4	0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR	Not Satisfied
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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.

Flood

050 - Flood. 1	0050-Flood-MAP ADP FEES	Not Satisfied
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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 Murrieta Creek/Santa Gertrudis Valley 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

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES (cont.) Not Satisfied
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.

050 - Flood. 2 0050-Flood-MAP DELINEATE WC ON ECS (PAR) Not Satisfied
The natural watercourse that traverses Parcels 1 and 2 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

050 - Flood. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied
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 engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied
The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS:

"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."

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Planning

- | | | |
|-------------------|---|---------------|
| 050 - Planning. 4 | 0050-Planning-MAP - FEE BALANCE (cont.)
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. | Not Satisfied |
| 050 - Planning. 5 | 0050-Planning-MAP - FINAL MAP PREPARER
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer. | Not Satisfied |
| 050 - Planning. 6 | 0050-Planning-MAP - PREPARE A FINAL MAP
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460. | Not Satisfied |
| 050 - Planning. 7 | 0050-Planning-MAP - QUIMBY FEES (1)
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. 149 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. | Not Satisfied |
| 050 - Planning. 8 | 0050-Planning-MAP - SURVEYOR CHECK LIST
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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

B. All lots on the FINAL MAP shall have a minimum lot size of 2.0 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone, and with the Riverside County Integrated Project (RCIP). | Not Satisfied |

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Planning

050 - Planning. 8 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
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.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP- EXHIBIT E-ECS Not Satisfied
Exhibit E- PM 30298 Prior to Map Recordation
The approximately 0.91 acre drainage and associated vegetation as show on Exhibit E (ECS-PM30298), dated 4/18/11, is a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. The 0.91 acre drainage must be clearly mapped on the ECS (Environmental Constraints Sheet) and must be labeled as "Riparian/Riverine Drainage Not to be Disturbed." No grading, surface alterations or disturbance shall occur in the mapped area. No modifications to the drainage shall take place without further consultation and approval from the Environmental Programs Division of the Planning Department. The ESC shall be reviewed and approved by EPD

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Glen Oaks Road and so noted on the final map.

050 - Transportation. 2 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied
Calle Bellagio (privatley maintained) is designated as a local road and shall be improved with 8 feet graded section shoulder from Glenoaks Road to the southerly project boundary (along the project side) within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.
Corte Venture (privatley maintained) is designated as a local road and shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied
Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

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

050 - Transportation. 9 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 10 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Corte Venture shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient right-of-way along Glen Oaks Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way.

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - SUFFICIENT R-O-W (cont.) Not Satisfied

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2 0060-BS-Grade-MAP - EOT1 APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 3 0060-BS-Grade-MAP - EOT1 BMP CONST NPDES PER Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

Plan: PM30298E01

Parcel: 941080027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP - EOT1 BMP CONST NPDES PER (cor) Not Satisfied

Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - BS-Grade. 4 0060-BS-Grade-MAP - EOT1 IF WQMP REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5 0060-BS-Grade-MAP - EOT1 NPDES/SWPPP Not Satisfied

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 www.swrcb.ca.gov .

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - EOT1 SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

Plan: PM30298E01

Parcel: 941080027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP - EOT1 SWPPP REVIEW (cont.) Not Satisfied

060 - BS-Grade. 7 0060-BS-Grade-MAP IMPORT/EXPORT Not Satisfied

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 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.

060 - BS-Grade. 8 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied

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) 341-5455.

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.) Not Satisfied
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.

060 - BS-Grade. 11 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 30298 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated for a single family residential development greater than one half acre, which is \$250 per residential unit within the development area on the TENTATIVE MAP. 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.

060 - Planning. 6 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain shall be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD- EXHIBIT E ECS Not Satisfied

Exhibit E- PM 30298 Prior to GRADE PERMIT
The approximately 0.91 acre drainage and associated vegetation as show on Exhibit E (ECS-PM30298), dated 4/18/11, is a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided The 0.91 acre drainage must be clearly mapped on the ECS (Environmental Constraints Sheet) and must be labeled as

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD- EXHIBIT E ECS (cont.) Not Satisfied
"Riparian/Riverine Drainage Not to be Disturbed." No
grading, surface alterations or disturbance shall occur in
the mapped area. No modifications to the drainage shall
take place without further consultation and approval from
the Environmental Programs Division of the Planning
Department. The ESC shall be reviewed and approved by EPD

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT PLANS (EOT1) Not Satisfied
Prior to the issuance of a grading permit, the
owner/applicant may be required to submit a Water Quality
Management Plan (WQMP) if the development of the parcel(s)
meets or exceeds any of the thresholds outlined in the WQMP
guidance document. If it is determined that a WQMP is
required, the owner/applicant shall be required to submit
two copies of the WQMP and associated plans for review and
approval prior to the issuance of a grading permit. More
information can be found at the following website:
<http://rcflood.org/npdes/>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EOT1 ROUGH GRADE APPROVA Not Satisfied
Prior to the issuance of any building permit, the applicant
shall obtain rough grade approval and/or approval to
construct from the Building and Safety Department. The
Building and Safety Department must approve the completed
grading of your project before a building permit can be
issued. Rough Grade approval can be accomplished by
complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction
Report containing substantiating data from the Soils
Engineer (registered geologist or certified geologist,
civil engineer or geotechnical engineer as appropriate) for
his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade
certification from a Registered Civil Engineer certifying
that the grading was completed in conformance with the
approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough
grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EOT1 ROUGH GRADE APPROVA (c) Not Satisfied

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

080 - BS-Grade. 2 0080-BS-Grade-MAP- EOT1 BMP CONST NPDES PERM Not Satisfied

Prior to the issuance of a building permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

080 - BS-Grade. 3 0080-BS-Grade-MAP- PRECISE GRADE REQUIRED Not Satisfied

The site was rough graded and rough grade approved under BGR030846. Prior to the issuance of a building permit, the applicant shall submit re-certification of both the soils compaction report and civil engineers certification for review and approval by the Building and Safety Department. The applicant shall also obtain a precise grade permit and approval to construct from the Building and Safety Department.

080 - BS-Grade. 4 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

080 - E Health. 1 0080-E Health-EOT1 - NOISE STUDY REQUIRED Not Satisfied

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

080 - E Health. 2 0080-E Health-USE - E.HEALTH CLEARANCE REQ. Not Satisfied

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 0080-E Health-USE - E.HEALTH CLEARANCE REQ. (cont.) Not Satisfied
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE
ISSUANCE OF THIS BUILDING PERMIT.

Fire

080 - Fire. 1 0080-Fire-MAP - FIRE SPRINKLER EOT1 Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to building permit issuance.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

080 - Fire. 2 0080-Fire-MAP - REVIEW & APPROVAL EOT1 Not Satisfied

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections

080 - Fire. 3 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

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 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

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 30298 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley 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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied
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

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS (EOT1) Not Satisfied
This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies of the WQMP and associate plans for review and approval prior to issuance of a building permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT2 - WQMP REQUIRED Not Satisfied
Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT2 - WQMP REQUIRED (cont.) Not Satisfied

the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - BS-Grade. 2 0090-BS-Grade-MAP - EOT1 BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 3 0090-BS-Grade-MAP - EOT1 IF WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - EOT1 IF WQMP REQUIRED (cont.) Not Satisfied

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 4 0090-BS-Grade-MAP - EOT1 WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 5 0090-BS-Grade-MAP - EOT1 WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 6 0090-BS-Grade-MAP - EOT1 WQMP BMP REGISTRATI Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ (cont.) Not Satisfied
Environmental Health Clearance prior to final inspection.

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER EOT1 Not Satisfied
Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

090 - Fire. 2 0090-Fire-MAP - VERIFY INSP EOT1 Not Satisfied
PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-5282

Planning

090 - Planning. 1 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 149.

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated for a single family residential development greater than one half acre, which is \$250 per residential unit within the development area on the TENTATIVE MAP. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied
663 be rescinded and superseded by a subsequent mitigation
fee ordinance, payment of the appropriate fee set forth in
that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - EOT2 WQMP COMPLETION Not Satisfied
If the project proposes to exceed the impervious thresholds
found in the WQMP guidance document, the applicant will be
required to acceptably install all structural BMPs
described in the Project-Specific WQMP, provide an Engineer
WQMP certification, GPS location of all BMPs, and ensure
that the requirements for permanent inspection and
maintenance the BMPs are established with a BMP maintenance
agreement.

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.