

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 15, 2009

SUBJECT: PARCEL MAP NO. 32089 - Applicant: Brian and Michelle Fox - Third Supervisorial District - Ramona Zoning District - San Jacinto Area Plan: Community Development: Medium Density Residential (CD - MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Johnston Avenue, southerly of El Camino Drive, westerly of Meridian Street and easterly of Stanford Street - 4.32 Acres - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - The parcel map proposes a Schedule H subdivision of 4.32 acres into four (4) lots with a minimum lot size of 1.00 acres. - **REQUEST: EXTENSION OF TIME TO June 7, 2009 - FIRST EXTENSION.**

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Director's Hearing on October 28, 2009.

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

APPROVAL of the **EXTENSION OF TIME REQUEST** for **NO. 32089**, extending the expiration date to June 7, 2009, subject to all the previously approved and/or amended conditions of approval with the applicants consent.

Ron Goldman
Planning Director

RG:db
[Handwritten initials]

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Dep't Recomm.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy
Per Exec. Ofc.:	<input type="checkbox"/> Consent	<input type="checkbox"/> Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

Area Plan: San Jacinto
Zoning District: Ramona
Supervisory District: Third
Project Planner: Raymond Juarez

Tentative Parcel Map No. 32089
FIRST EXTENSION OF TIME
Director's Decision Date: October 28, 2009
Applicant: Brian & Michelle Fox

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32089.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request has determined it necessary to recommend the addition of five (5) 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. The County Flood Department is recommending the addition of five (5) 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.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated 8/10/09) indicating the acceptance of the ten (10) conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185: On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, which grants a one-time extension of 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: On July 15, 2009, Governor Schwarzenegger signed into law SB 333, which grants a one-time extension of 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.

Therefore, upon an approval action by the Planning Director, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become June 7, 2005 and will

Ray
12/24/09

PARCEL MAP NO. 32089
FIRST EXTENSION OF TIME
DH Staff Report: October 28, 2009
Page 2 of 2

automatically gain benefit of the change to State law, and will, in fact, be extended until **JUNE 7, 2012**. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

ORIGINAL APPROVAL DATE: June 7, 2005

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32089**, extending the expiration date to **JUNE 7, 2009**, subject to all the previously approved and/or amended conditions of approval with the applicants consent.

PARCEL MAP NO. 32089 - Applicant: Brian and Michelle Fox - Third Supervisorial District – Ramona Zoning District - San Jacinto Area Plan: Community Development: Medium Density Residential (CD – MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Johnston Avenue, southerly of El Camino Drive, westerly of Meridian Street and easterly of Stanford Street – 4.32 Acres - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - The parcel map proposes a Schedule H subdivision of 4.32 acres into four (4) lots with a minimum lot size of 1.00 acres. - **REQUEST: EXTENSION OF TIME TO June 7, 2009 - FIRST EXTENSION.**

DM:rj
8/06/09
"Y:\Planning Master Forms\Templates\EOT Forms\SR Template-EOT.doc"

Griffin, Chantell

From: Michele Fox [foxfam.michele@yahoo.com]
Sent: Monday, August 10, 2009 5:46 PM
To: Griffin, Chantell
Subject: Re: Fox PM 32089

Hi Chantell,
I am emailing you to respond to the conditions of approval.

Riverside County LMS Conditions of Approval on project Parcel Map #PM32089. Brian and Michele Fox accept the following conditions:
10. Flood RI. 4, 10. Planning. 16, 50. Flood RI. 8, 60. Flood RI. 2, 80. Flood RI. 2, 80. Planning. 9, 80. Planning. 10, 90. Flood RI. 1, 90. Planning. 9, 90. Planning. 10

Thank You

Michele Fox
951-652-0460

foxfam.michele@yahoo.com

From: "Griffin, Chantell" <CGRIFFIN@rctlma.org>
To: Michele Fox <foxfam.michele@yahoo.com>
Sent: Friday, August 7, 2009 10:04:57 AM
Subject: RE: Fox PM 32089

Yes Michele, all the conditions have to be accepted in order for the extension of time to be approved.

Thank You,

Chantell Griffin
Planning Commission Secretary
County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92502
(951) 955-3251 (Office)
(951) 955-3157 (Fax)

PLEASE NOTE: Our offices will be closed every Friday beginning August 14, 2009

From: Michele Fox [mailto:foxfam.michele@yahoo.com]
ent: Thursday, August 06, 2009 5:57 PM
fo: Griffin, Chantell
Subject: Fox PM 32089

Hi Chantell,

Thank you for your email.. What I'm not sure about, do I have to accept all the conditions? Can I just state which ones that I accept and that will still allow my extension to go through? Please let me know, sorry for all this confusion?

Thank You Again

Michele Fox

CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 4

MAP EOT 1 WQMP & ECS STATEMENT

RECOMMND

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

NOTICE OF WQMP REQUIREMENTS:

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, 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.

This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of 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 DEPARTMENT

10.PLANNING. 16

MAP - LC LANDSCAPE MAINTENANCE

RECOMMND

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

CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LC LANDSCAPE MAINTENANCE (cont.) RECOMMND

EOT1

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 8 MAP EOT 1 WQMP & ECS STATEMENT RECOMMND

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

NOTICE OF WQMP REQUIREMENTS:

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, 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. This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of 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.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP EOT 1 SUBMIT FINAL WQMP RECOMMND

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

CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP EOT 1 SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 9 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The owner/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

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

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

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

Parcel Map Parcel Map #: PM32089

Parcel: 449-323-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.
EOT1

80.PLANNING. 10 MAP - LC LNDSCP INSPECTN DEPOS RECOMMND

Prior to issuance of building permits, the owner/permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP EOT 1 IMPLEMENT WQMP RECOMMND

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 DEPARTMENT

90.PLANNING. 9 MAP - LC LNDSCP IRRIG/INST INS RECOMMND

The owner/permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning

08/05/09
07:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

MAP - LC LNDSCP IRRIG/INST INS (cont.)

RECOMMND

Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LNDSCP INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.
EOT1

90.PLANNING. 10

MAP - LC COMPLY W/LNDSCP IRRIG

RECOMMND

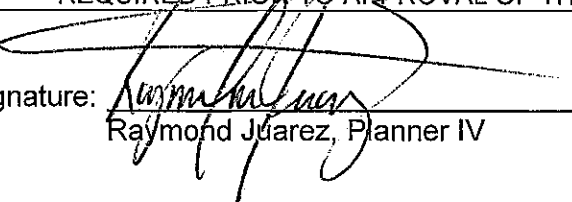
All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP IRRIG/INSTL INSP." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT1

Extension of Time Environmental Determination

Project Case Number: PM32089
 Original E.A. Number: 39633
 Extension of Time No.: FIRST
 Original Approval Date: June 7, 2005
 Project Location: Northerly of Johnston Avenue, southerly of El Camino Drive, westerly of Meridian Street and easterly of Stanford Street
 Project Description: The parcel map proposes a Schedule H subdivision of 4.32 acres into four (4) lots with a minimum lot size of 1.00 acres.

On October 28, 2009 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: 
 Raymond Juarez, Planner IV

Date: 10/28/09
 For Ron Goldman, Planning Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

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

FROM:
Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 39493 Los Alamos Rd
Murrieta, CA 92563

82-675 Highway 111, 2nd Floor
Indio, CA 92201
Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA39633 Tentative Parcel Map No. 32089
Project Title Case Numbers

Ann V. Kraus (951) 600-6459
County Contact Person Phone Number

State Clearinghouse Number

Brian and Michele Fox 27326 Cornell Street, Hemet Ca 92544
Project Applicant Address

North of Johnston Avenue, east of Stanford Street, south of El Camino Drive and west of Meridian Street.
Project Location

J289, proposes to subdivide 4.32 acres into four 1.0 gross acre lots.
Project Description

This is to advise that the Riverside County Planning Director has approved the above-referenced project on February 25, 2005, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Environmental Impact Report No. _____ was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$914.00 fee)
 An Addendum to Environmental Impact Report No. _____ was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (\$64.00 fee and evidence of prior EIR fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. _____ for which an Environmental Impact Report (EIR) was certified or a Negative Declaration (ND) adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or ND and were avoided or mitigated pursuant to that earlier EIR or ND. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64.00 fee)
 A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1314)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. A de minimis finding WAS NOT made for the project in accordance with Section 711.4 of the California Fish and Game Code.

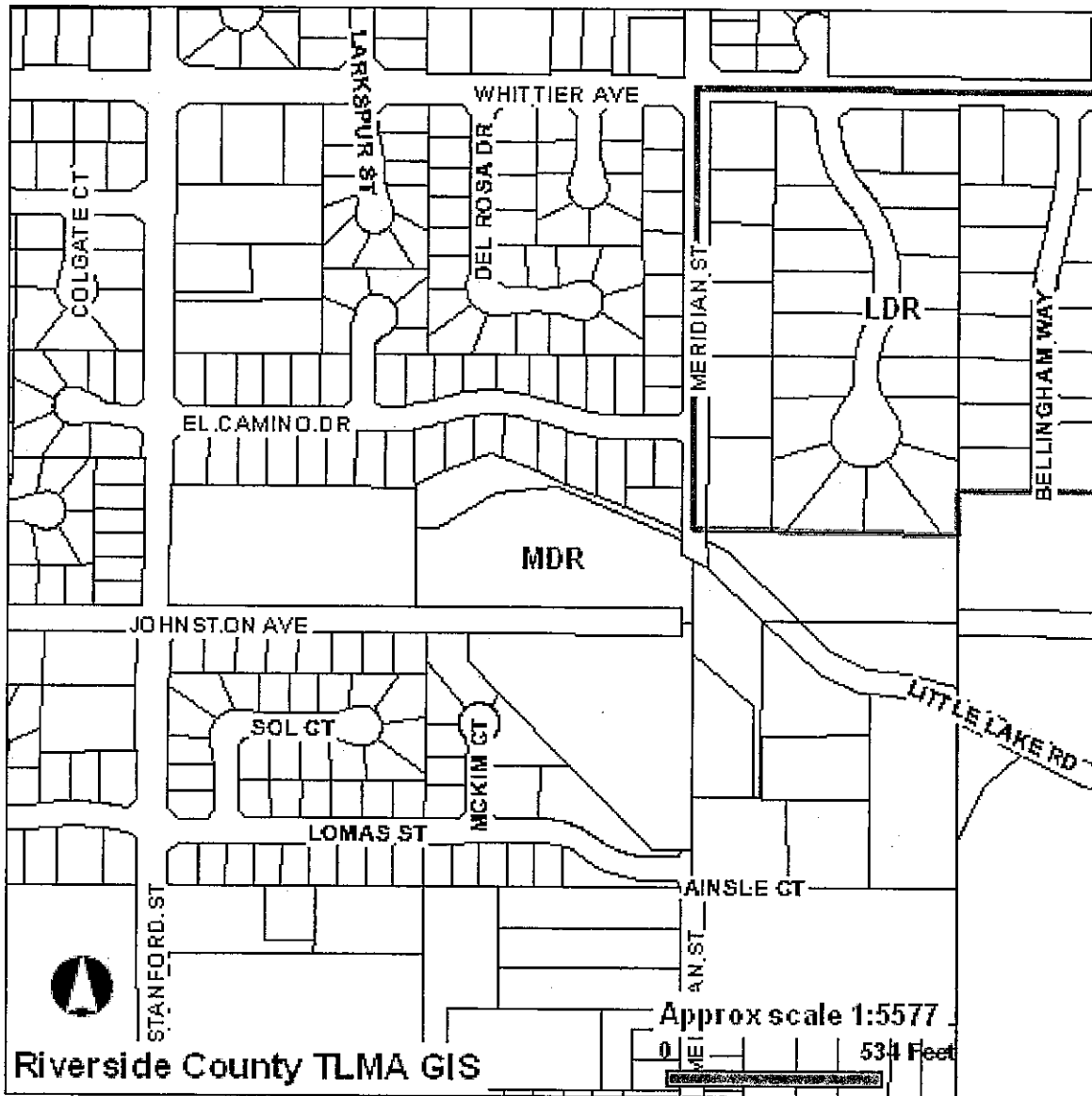
This is to certify that the Mitigated Negative Declaration or Final EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 39493 Los Alamos Road, Murrieta, CA 92563.

Signature Project Planner April 15, 2005
Title Date

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc 12/15/2009

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY <i>Please charge deposit fee case#:</i> ZEA39633 CFG03111
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Landuse



Riverside County TLMA GIS

LANDUSE

- PARCELS
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- CITY BOUNDARY

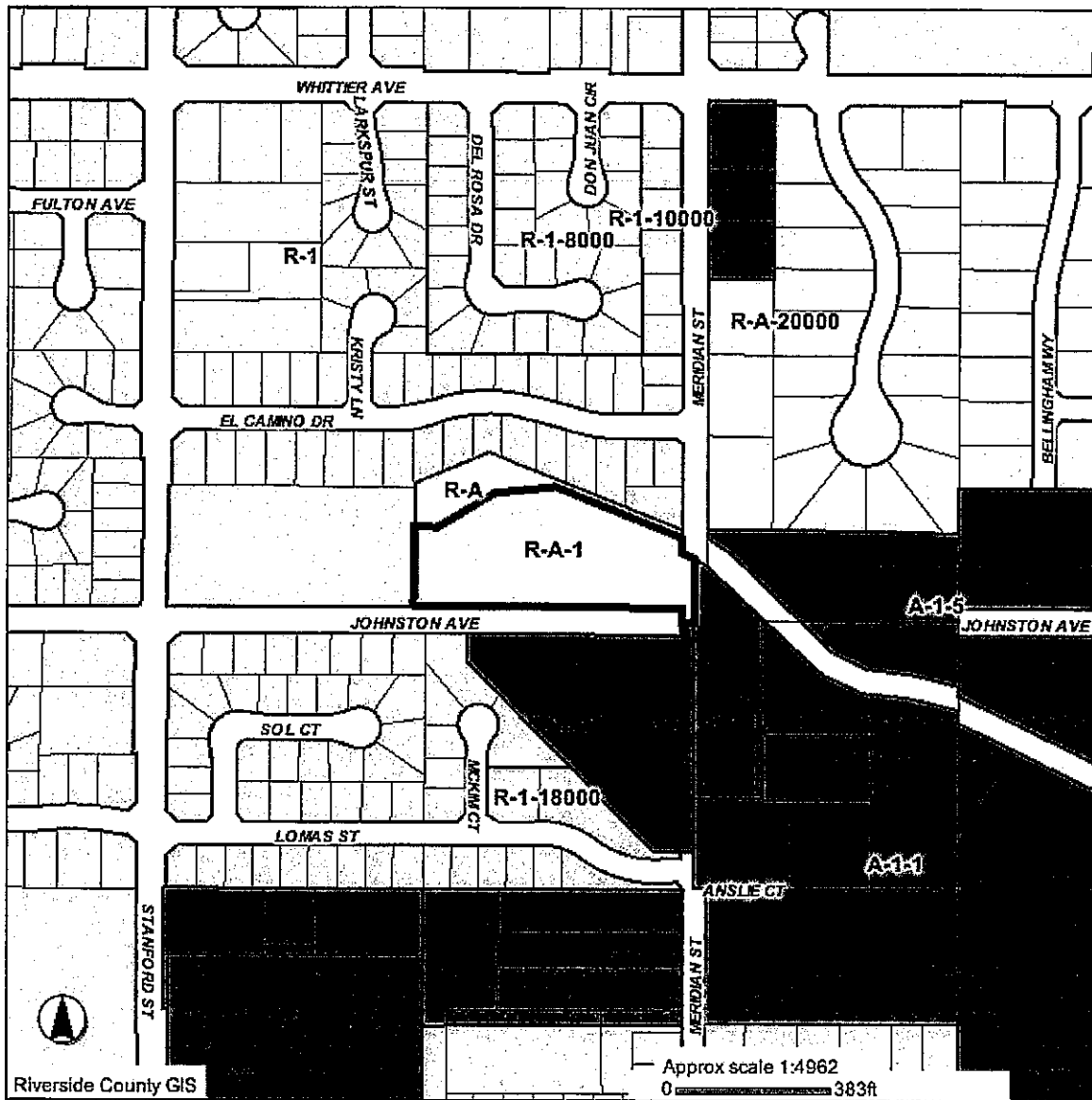
IMPORTANT

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REPORT PRINTED ON...Fri Dec 19 11:32:31 2008

Landuse

ZONING - PM32089



Riverside County GIS

Approx scale 1:4962
0 383ft

ZONING

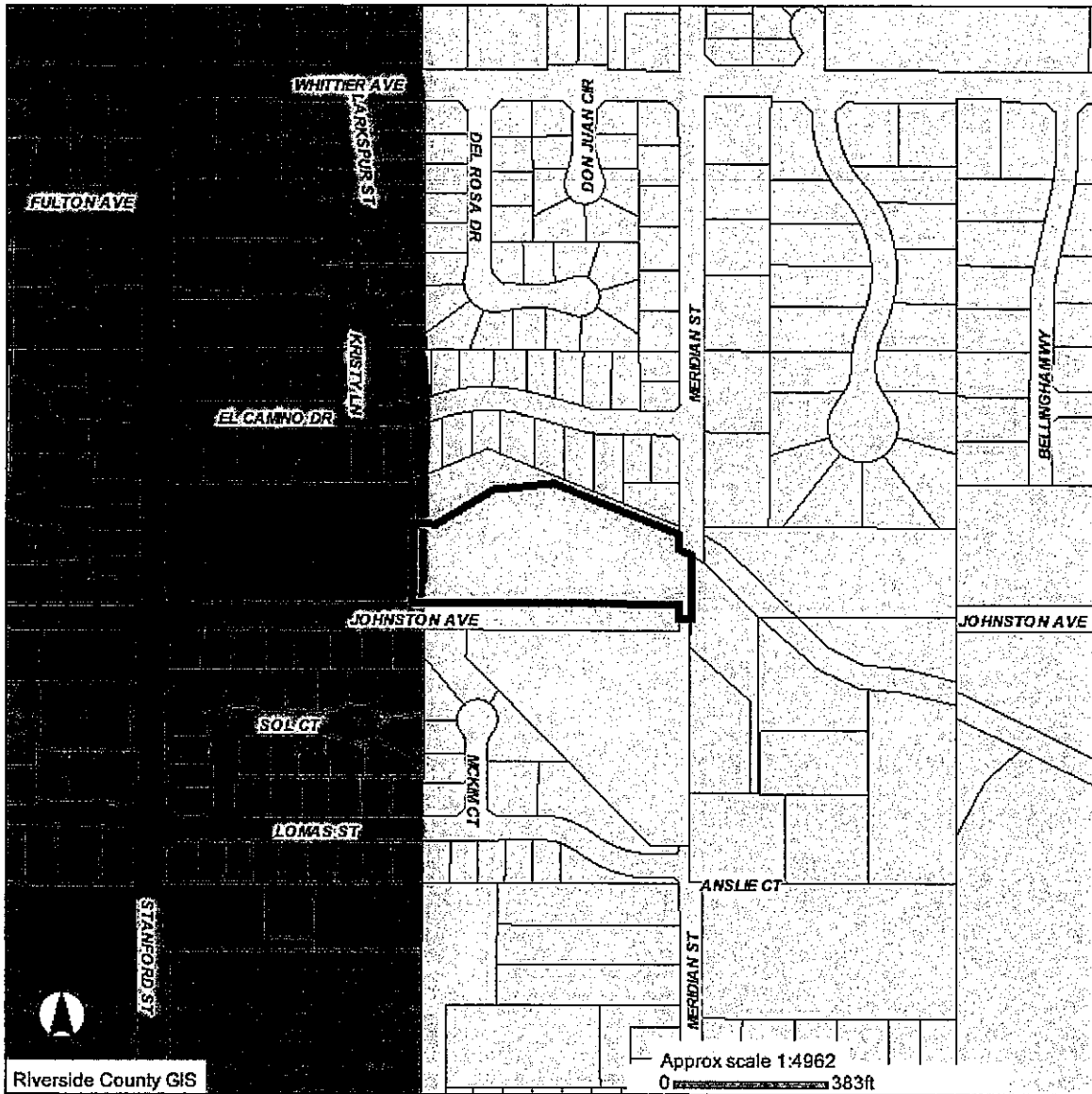
- PARCELS
- ZONING BOUNDARY
- CITY BOUNDARY
- A-1-1, A-1-5
- R-1, R-1-10000, R-1-18000, R-1-8000
- R-A, R-A-1, R-A-20000

IMPORTANT

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REPORT PRINTED ON...Wed May 14 09:22:00 2008

ZONING DISTRICTS- PM32089



ZONING DISTRICTS

- PARCELS
- LITTLE LAKE DIST
- RAMONA DIST
- CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Wed May 14 09:21:28 2008

.CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 32089 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 32089, Amended No. 1, dated October 27, 2004.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION INEFFECT

The land division hereby permitted is to subdivide 4.32 gross acres into four(4) parcels at one gross-acre lot sizes.

10. EVERY. 3 MAP - HOLD HARMLESS INEFFECT

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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.

CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL INEFFECT

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

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

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

10.BS GRADE. 6 MAP-G2.8 MINIMUM DRNAGE GRAD INEFFECT

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

10.BS GRADE. 7 MAP-G2.9 DRNAGE & TERRACING INEFFECT

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS INEFFECT

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 11 MAP-G3.3 RETAINING WALLS INEFFECT

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

.CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP-G3.3RETAINING WALLS (cont.) INEFFECT

designed by a registered civil engineer unless they conform to the County Standard Retaining Wall designs shown on Building and Safety Department form 284-197.

10.BS GRADE. 12 MAP-G3.4CRIB/RETAIN'G WALLS INEFFECT

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

FIRE DEPARTMENT

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

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

10.FIRE. 2 MAP-#13-HYDRANT SPACING INEFFECT

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT INEFFECT

Parcel Map 32089 is a proposal to subdivide 4.32-acres into four lots with a minimum size of 1 acre. The project site is located north of Johnston Ave, south of El Camino Dr, west of Meridian St and east of Stanford St in the San Jacinto Valley Area.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT (cont.) INEFFECT

The site is located on a hill and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Parcels 1, 2, 3 and a portion of Parcel 4 are located within the bounds of the Hemet Regional Area Drainage Plan (ADP) and the Salt Creek-Winchester North Hemet Area Drainage Plan for which drainage fees have been established by the Board of Supervisors. The other portion of Parcel 4 is located within the bounds of the San Jacinto Regional Area Drainage Plan. 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 fees for the applicable ADP's are \$5,134 per acre for the Hemet Regional Area Drainage Plan, \$131 per acre for the Salt Creek-Winchester North Hemet Regional ADP and \$5,402 per acre for the San Jacinto Regional ADP, the fees due will be based on the fees in effect at the time of payment. For large residential lots (lots greater than 1-acre), the drainage fee for each lot will be the fee established for one acre regardless of the lot size. The fee is payable to the Flood Control District by cashier's check or money order only. The district will not accept personal checks.

10.FLOOD RI. 3 XXM-NUISANCE TYPE RUNOFF INEFFECT

Except for nuisance nature local runoff which may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

10.FLOOD RI. 4 MAP EOT 1 WQMP & ECS STATEMENT RECOMMND

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

NOTICE OF WQMP REQUIREMENTS:

The development of this project adversely impacts water

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP EOT 1 WQMP & ECS STATEMENT (cont.) RECOMMND

quality. To mitigate for these impacts, the development must, at a minimum, 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.

This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of 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 DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 2 MAP - FEES FOR REVIEW INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE INEFFECT

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.

10.PLANNING. 8 MAP- ZONING STANDARDS INEFFECT

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

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST INEFFECT

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 INEFFECT

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.

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1) INEFFECT

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

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.)

INEFFECT

Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 14 MAP - ORD NO. 659 (DIF)

INEFFECT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 15 STKP- OFF-HIGHWAY VEHICLE USE INEFFECT

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.

10.PLANNING. 16 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.
EOT1

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT INEFFECT

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

10.TRANS. 2 MAP - DRAINAGE 1 INEFFECT

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

10.TRANS. 3 MAP - DRAINAGE 2 INEFFECT

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 (cont.) INEFFECT

exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - NO ADD'L ON-SITE R-O-W INEFFECT

No additional on-site right-of-way shall be required on Meridian Street since adequate right-of-way exists.

10.TRANS. 5 MAP - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this time along Meridian Street.

10.TRANS. 7 MAP - PREAMBLE 1 INEFFECT

The required improvements, as reflected in the following conditions, shall be completed or a Performance Security in lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map. The improvements are required based on the following findings:

- a) The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b) The improvements are necessary for the public health and safety.

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) INEFFECT

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

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) (cont.) INEFFECT

of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2 MAP - MONEY INEFFECT

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY INEFFECT

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS INEFFECT

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.

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

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

50.FIRE. 3 MAP-#98-ECS-HYDRANT INEFFECT

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 500' of the driveway entrance, as approved by the Riverside County Fire Department.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP

INEFFECT

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.

50.FLOOD RI. 7 MAP ADP FEE

INEFFECT

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 Hemet Regional Area Drainage Plan, Salt Creek-Winchester North Hemet Area Drainage Plan, and the San Jacinto Regional Area Drainage Plan which were 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 to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 8 MAP EOT 1 WQMP & ECS STATEMENT

RECOMMND

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

NOTICE OF WQMP REQUIREMENTS:

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP EOT 1 WQMP & ECS STATEMENT (cont.) RECOMMND

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. This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of 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 DEPARTMENT

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

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.

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST MET

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 one gross acre.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST (cont.) MET

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

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

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

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

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER MET

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

50.PLANNING. 18 MAP- AGENCY CLEARANCE INEFFECT

A clearance letter from Lake Hemet Municipal Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 14, 2004, generally summarized as follows:

1. Frontage fees for both water and sewer facilities currently in place, which may occur in Johnston Avenue and Meridian Street, shall be paid.

50.PLANNING. 21 MAP - FEE BALANCE MET

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - FEE BALANCE (cont.) MET
 successor-in-interest.

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH MET

The following Environmental Constraints 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."

50.PLANNING. 25 MAP - ECS SHALL BE PREPARED MET

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

50.PLANNING. 26 MAP- ECS AFFECTED LOTS MET

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 27 MAP- ECS NOTE RIGHT-TO-FARM MET

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

"Lot Nos. 1, 2, 3, and 4, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 27 MAP- ECS NOTE RIGHT-TO-FARM (cont.) MET

"agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

TRANS DEPARTMENT

50.TRANS. 7 MAP - EASEMENT INEFFECT

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

50.TRANS. 11 MAP - IMP PLANS INEFFECT

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.

50.TRANS. 13 MAP - VACATION INEFFECT

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Johnston Avenue. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - VACATION (cont.) INEFFECT

the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 15 MAP - ASSESSMENT DIST NOTAPPLY

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 unless said fees are deferred to building permit.

50.TRANS. 16 MAP - IMPROVEMENTS 2 INEFFECT

Johnston Avenue (offset cul-de-sac) shall be improved with 32 feet of A.C. paving and drainage facilities within a 48 foot graded section, within a 66 foot right-of-way, in accordance with County Standard No. 103, Section B (34'/66').

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS INEFFECT

Grading in excess of 199 cubic yards will require 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.

60.BS GRADE. 2 MAP-G2.2 IMPORT / EXPORT INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.3SLOPE EROS CL PLAN INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 4 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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

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

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

60.BS GRADE. 5 MAP-G2.7DRNAGE DESIGN Q100 INEFFECT

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

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

60.BS GRADE. 8 MAP-G2.14OFFSITE GDG ONUS INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP- SKR FEE CONDITION INEFFECT

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

60.PLANNING. 17 MAP - FEE BALANCE INEFFECT

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW INEFFECT

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.

60.PLANNING. 20 MAP - NPDES COMPLIANCE (2) NOTAPPLY

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - NPDES COMPLIANCE (2) (cont.) NOTAPPLY

Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 21 USE - NPDES COMPLIANCE (2) INEFFECT

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM INEFFECT

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

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

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

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

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.
EOT1

80.PLANNING. 10 MAP - LC LNDSCP INSPECTN DEPOS

RECOMMND

Prior to issuance of building permits, the owner/permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - LC LNDSCP INSPECTN DEPOS (cont.) RECOMMND
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER INEFFECT

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

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN INEFFECT

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION INEFFECT

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP EOT 1 IMPLEMENT WQMP RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP EOT 1 IMPLEMENT WQMP (cont.) RECOMMND

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 DEPARTMENT

90.PLANNING. 4 MAP- QUIMBY FEES (2) INEFFECT

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

90.PLANNING. 5 MAP- AGENCY CLEARANCE INEFFECT

A clearance letter from Lake Hemet Municipal Water District (LHMWD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 14, 2004, summarized as follows:

1. Prior to occupancy, the landowner(s) or sucesor(s)-in-interest shall pay the LHMWD Equivalent Dwelling Unit (EDU) Fees for each lot developed.
2. Prior to occupancy, the landowner(s) or successor(s)-in-interest shall install private individual booster systems for domestic water for each lot.

90.PLANNING. 6 MAP- SKR FEE CONDITION INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP- SKR FEE CONDITION (cont.) INEFFECT

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

90.PLANNING. 8 MAP-CURB DETAIL REQUIREMENT INEFFECT

A residential drive-way eight (8)-inch concrete curb detail, for purposes of assisting in erosion control and drainage containment, shall be installed on Lot/Parcel 2 only, on the eastern side of the driveway from the beginning of the driveway to the end of the driveway.

90.PLANNING. 9 MAP - LC LNDSCP IRRIG/INST INS RECOMMND

The owner/permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.
EOT1

90.PLANNING. 10 MAP - LC COMPLY W/LNDSCP IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - LC COMPLY W/LNDSCP IRRIG (cont.) RECOMMND

amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP IRRIG/INSTL INSP." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

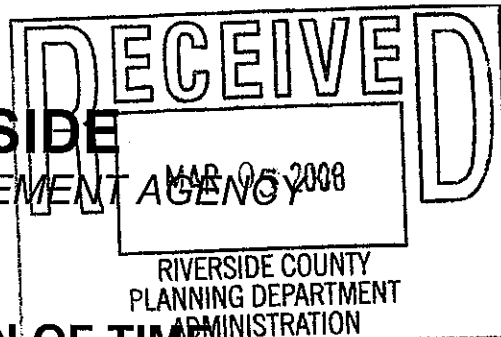
EOT1

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF INEFFECT

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
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: FPM 32089 DATE SUBMITTED: X 3-5-08

Assessor's Parcel Number(s): 449-323-021

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: JUNE 7, 2005

Applicant's Name: BRIAN AND MICHELE FOX E-Mail: _____

Mailing Address: 27326 CORNELL ST.
City: HEMET State: CA ZIP: 92544

Daytime Phone No: (951) 652-4454 Fax No: (951) 766-8942

Property Owner's Name: BRIAN & MICHELE FOX E-Mail: _____

Mailing Address: 27326 CORNELL ST.
City: HEMET State: CA ZIP: 92544

Daytime Phone No: (951) 652-4454 Fax No: (951) 766-8942

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR EXTENSION OF TIME

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

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

BRIAN FOX & MICHELE FOX Brian Fox x Michele M. Fox
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

BRIAN FOX Brian Fox
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

MICHELE FOX x Michele M. Fox
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

