

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



ITEM
1.3
(ID # 9540)

MEETING DATE:

Tuesday, April 30, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE THE FIRST EXTENSION OF TIME 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: North of Mazie Avenue, east of Highway 74, south of River Road, west of Lizard Rock Road – 3.72 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – APPROVED PROJECT DESCRIPTION: Schedule "H" subdivision of 3.72 acres into 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. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on March 11, 2019. The Tentative Parcel Map No. 35543 will now expire on April 23, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

4/4/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt
Date: April 30, 2019
XC: Planning, Applicant

Kecia Harper
Clerk of the Board
By:
1.3 Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 35543 was originally approved by the 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 on 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.

The Tentative Parcel Map also benefited from Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Director's Hearing heard the first extension of time for Tentative Parcel Map No. 35543 on March 11, 2019. The Hearing Officer approved the project.

Board Action

The Hearing Officer's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental


Additional Fiscal Information

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

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

ATTACHMENTS:

- A. DIRECTOR'S HEARING REPORT OF ACTIONS
- B. DIRECTOR'S HEARING STAFF REPORT


Jason Farin, Senior Management Analyst 4/23/2019



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 11, 2019**

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. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 35543, extending the expiration date to April 23, 2021.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36860** – Applicant: Henry Azaroon & 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. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36860, extending the expiration date to December 15, 2021.
- 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. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2022.
- 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. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2022.

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:
NONE

3.0 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.:

7.1

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
 - 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: 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, 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.

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SPENCER FREEMAN

Cell: (951) 746-6197
Office: (800) 778-8910
Email: spencerf@freemanson.com
CSL# 5688391



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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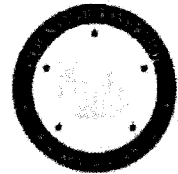
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County of Riverside California



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

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

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 DABRAHAM 20130424
RECOMMND SGONZALE 20120417
DRAFT SGONZALE 20120410
PM35543

BS-Grade. 10 **0010-BS-Grade-MAP - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling,
grading or excavation of land which disturbs less than 1
acre and requires a grading permit or construction Building
permit shall provide for effective control of erosion,
sediment and all other pollutants year-round. The permit
holder shall be responsible for the installation and
monitoring of effective erosion and sediment controls. Such
controls will be evaluated by the Department of Building
and Safety periodically and prior to permit Final to verify
compliance with industry recognized erosion control
measures.

Construction activities including but not limited to
clearing, stockpiling, grading or excavation of land, which
disturbs 1 acre or more or on-sites which are part of a
larger common plan of development which disturbs less than
1 acre are required to obtain coverage under the
construction general permit with the State Water Resources
Control Board. You are required to provide proof of WDID#
and keep a current copy of the storm water pollution
prevention plan (SWPPP) on the construction site and shall
be made available to the Department of Building and Safety
upon request.

Year-round, Best Management Practices (BMP's) shall be
maintained and be in place for all areas that have been
graded or disturbed and for all material, equipment and/or
operations that need protection. Stabilized Construction
Entrances and project perimeter linear barriers are

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

Fire

Fire. 1 0010-Fire-MAP-#13-HYDRANT SPACING (cont.)
proposed culdesac entrance. Minimum fire flow shall be
1000 GPM for 2-hour duration at 20 PSI.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND DWAGNER 20120320
PM35543

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 DABRAHAM 20130424
RECOMMND DWAGNER 20120320
PM35543

Flood

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

Parcel Map No. 35543 proposes a Schedule H subdivision of 3.72 acres into three (3) parcels. The site is located Meadowbrook area, north of Macie Avenue, south of River Road, east of Highway 74, and west of Lizard Rock Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property with tributary drainage areas of approximately 19.3 and 3.4 acres from the northwest and west, respectively. The watercourse, with a tributary drainage are of 19.3 acres, skirts the northeast part of Parcel 3. The watercourses appears to run through all four (4) parcels. There is adequate area outside of the natural watercourses for building sites. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

Parcel 2 proposes grading within the natural watercourse. The natural watercourses shall (modified per 11/7/12 PC) 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 development of this project adversely impacts water quality. To mitigate for these impacts, the development

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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.

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Flood

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

Comments: INEFFECT DABRAHAM 20130424
RECOMMND THANSON1 20121119
DRAFT THANSON1 20121119
RECOMMND THANSON1 20120925
DRAFT THANSON1 20120925
RECOMMND THANSON1 20120416
DRAFT THANSON1 20120416
PM35543

Flood. 2 0010-Flood-MAP PERP DRAINAGE PATTERNS

The property's street and lot 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.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND THANSON1 20121119
DRAFT THANSON1 20121119
RECOMMND THANSON1 20120416
DRAFT THANSON1 20120416
PM35543

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS FOUND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)
 identify the "Most Likely Descendant." The Most Likely
 Descendant shall then make recommendations and engage in
 consultation with the County and the property owner
 concerning the treatment of the remains as provided in
 Public Resources Code Section 5097.98. Human remains from
 other ethnic/cultural groups with recognized historical
 associations to the project area shall also be subject to
 consultation between appropriate representatives from that
 group and the County Planning /Director.

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

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO FIND

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

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

1. All ground disturbance activities within 100 feet of the
 discovered cultural resource shall be halted until a
 meeting is convened between the developer, the project
 archaeologist, the Native American tribal representative
 (or other appropriate ethnic/cultural group representative),
 and the Planning Director to discuss the significance of
 the find.

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

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/lan
scape.html](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

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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

Planning. 6 0010-Planning-MAP - LOW PALEO (cont.)
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.

Comments: INEFFECT DABRAHAM 20130424
RECOMMND DLJONES 20120411
PM35543

Planning. 7 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 DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Planning. 8 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 DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Planning. 9 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

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Planning

Planning. 9 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 DABRAHAM 20130424
RECOMMND DABRAHAM 20120924
DRAFT DABRAHAM 20120703
PM35543

Planning. 10 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.

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Planning

Planning. 10 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

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

Planning. 11 0010-Planning-MAP - ZONING STANDARDS

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

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

Planning. 12 0020-Planning-MAP - EXPIRATION DATE

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

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

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

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

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.

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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

Plan: PM35543E01

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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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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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

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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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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

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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,

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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

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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

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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

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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

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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

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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

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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

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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

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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.

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

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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

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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.