

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



**ITEM**  
1.5  
(ID # 9551)

**MEETING DATE:**  
Tuesday, April 30, 2019

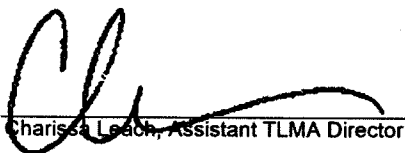
**FROM :** TLMA-PLANNING:

**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. 36860 – Applicant: Henry Azarioon & Mimi Ghofranian – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 acre min.) – Location: North of Santa Anita Drive, east of De Portola Road, south of Delgado Way, west of Parado del Sol Drive – 6.96 Acres – Zoning: Residential Agricultural – 2½ acre min. (R-A-2½) – APPROVED PROJECT DESCRIPTION: a Schedule “H” subdivision of 7.5 gross acres into two parcels with a minimum lot size of 2½ acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres – APN: 927-260-015 – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36860, extending the expiration date to December 15, 2021. District 3. [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. 36860 will now expire on December 15, 2021.

**ACTION:** Consent



Charissa Leach, Assistant TLMA Director

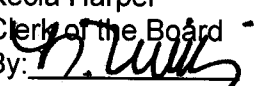
4/22/2019

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**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:   
1.5 Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

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

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

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

The Director's Hearing heard the first extension of time for Tentative Parcel Map No. 36860 on March 11, 2019. The Hearing Officer approved the project.

**Board Action**

The Planning Commission'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.

**ATTACHMENTS:**

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

- 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](mailto: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](mailto: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](mailto: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](mailto: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.:**

**1.2**

**Director's Hearing: March 11, 2019**

**PROPOSED PROJECT**

**Case Number(s):** PM36860E01

**Applicant(s):**

**Area Plan:** Southwest

Henry Azarioon & Mimi Ghofranian

**Zoning Area/District:** Rancho California Area

**Supervisorial District:** Third District

**Project Planner:** Gabriel Villalobos

**APN:** 927-260-015

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

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

**PROJECT RECOMMENDATION**

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

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background**

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

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

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

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

### **Riverside County Tentative Map Extensions**

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

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

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

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

## ENVIRONMENTAL REVIEW

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

**FINDINGS**

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

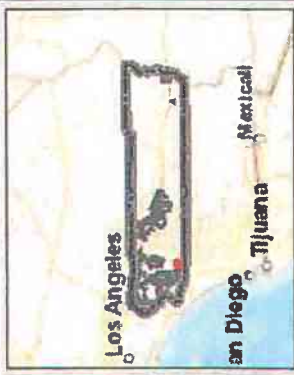
*Extension of Time Findings*

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



# 1st EOT for PM36860

## Vicinity Map



- Legend**
- Parcels
  - County Centerline Names
  - County Centerlines
  - 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.



0 376 752 Feet

REPORT PRINTED ON... 2/8/2019 1:33:56 PM

© Riverside County GIS





# Extension of Time Environmental Determination

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

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

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

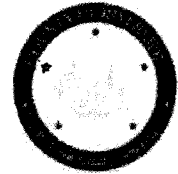
Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

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



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

*Juan C. Perez  
Agency Director*



02/14/19, 5:31 pm

PM36860E01

**ADVISORY NOTIFICATION DOCUMENT**

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

**BS-Grade**

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

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

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

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

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

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

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

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

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

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

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

### ADVISORY NOTIFICATION DOCUMENT

**BS-Grade**

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

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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

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

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

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

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

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

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

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

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

**ADVISORY NOTIFICATION DOCUMENT**

**BS-Grade**

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

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

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

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

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

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

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

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

**E Health**

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

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

**Comments: INEFFECT PNANTHAV 20160104**  
**RECOMMND KAKIM 20150615**  
**PM36860**

**Fire**



### ADVISORY NOTIFICATION DOCUMENT

#### Fire

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

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

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

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

Comments: INEFFECT PNANTHAV 20160104  
RECOMMND CEDWARDS 20150930  
PM36860

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

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

Comments: INEFFECT PNANTHAV 20160104  
RECOMMND CEDWARDS 20150930  
PM36860

#### Flood

Flood. 1                                    0010-Flood-MAP FLOOD HAZARD REPORT

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

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





## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

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

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

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

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

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

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

Comments: INEFFECT PNANTHAV 20160104  
RECOMMND DLJONES 20150327  
PM36860

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

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

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

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

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

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

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

No offsite subdivision signs advertising this land

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the





### ADVISORY NOTIFICATION DOCUMENT

#### Planning

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

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

Planning. 9                                    0010-Planning-MAP - SUBMIT BUILDING PLANS

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

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

Planning. 10                                    0010-Planning-MAP - UNANTICIPATED RESOURCES

#### UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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 County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 10                      0010-Planning-MAP - UNANTICIPATED RESOURCES  
(cont.)

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

Comments: INEFFECT PNANTHAV 20160104  
RECOMMND HTHOMSON 20151006  
PM36860

Planning. 11                      0010-Planning-MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 2 1/2 acre minimum (R-A-2.5) zone.

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

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.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

Planning. 12                    0020-Planning-MAP - EXPIRATION DATE (cont.)

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

**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 PNANTHAV 20160104  
RECOMMND PNANTHAV 20150109  
DRAFT PNANTHAV 20150109  
PM36860

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. 36860 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36860, dated OCTOBER 7, 2015.

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

Comments: INEFFECT PNANTHAV 20160104  
RECOMMND PNANTHAV 20151007  
DRAFT PNANTHAV 20151007  
RECOMMND PNANTHAV 20150904  
DRAFT PNANTHAV 20150109 C000780022  
PM36860

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:

**ADVISORY NOTIFICATION DOCUMENT**

Planning-All

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

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

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

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

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

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

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

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



### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

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

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

#### Transportation

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

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

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

Transportation. 2                    0010-Transportation-MAP - DRAINAGE 1

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

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

Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2

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

### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2 (cont.)  
 streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Comments: INEFFECT PNANTHAV 20160104  
 RECOMMND REGRAM4 20150928  
 DRAFT REGRAM4 20150928  
 PM36860

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

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

Comments: INEFFECT PNANTHAV 20160104  
 RECOMMND REGRAM4 20150928  
 DRAFT REGRAM4 20150928  
 PM36860

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

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

Comments: INEFFECT PNANTHAV 20160104  
 RECOMMND REGRAM4 20150928  
 DRAFT REGRAM4 20150928  
 PM36860

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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

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

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

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Fire

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

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

050 - Fire. 2                      0050-Fire-MAP-#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. 3                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

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 per the 2013 CFC. and will have a vertical clearance of 13'6".

Access will be designed to withstand the weight of 70 thousand pounds  
Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Fire

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided: a domestic water system with an approved fire hydrant within 600' of the lot frontage

\*Original letter from the water district shall be provided

Planning

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

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

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

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

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

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

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

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

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Planning

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

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

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

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

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

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

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

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

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

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

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

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

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

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Planning

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

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

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

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

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

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

Planning-EPD

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

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

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

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

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

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

Plan: PM36860E01

Parcel: 927260015

50. Prior To Map Recordation

Planning-EPD

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

Survey

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

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

Transportation

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE



Plan: PM36860E01

Parcel: 927260015

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

060 - BS-Grade. 6                    0060-BS-Grade-MAP - IMPORT/EXPORT                    Not Satisfied  
In instances where a grading plan involves import or  
export, prior to obtaining a grading permit, the applicant  
shall have obtained approval for the import/export location  
from the Building and Safety Department.  
  
A separate stockpile permit is required for the import  
site. It shall be authorized in conjunction with an  
approved construction project and shall comply with the  
requirements of Ordinance 457.  
  
If an Environmental Assessment, prior to issuing a grading  
permit, did not previously approve either location, a  
Grading Environmental Assessment shall be submitted to the  
Planning Director for review and comment and to the  
Building and Safety Department Director for approval.  
  
Additionally, if the movement of import / export occurs  
using county roads, review and approval of the haul routes  
by the Transportation Department may be required.

060 - BS-Grade. 7                    0060-BS-Grade-MAP - NPDES/SWPPP                    Not Satisfied  
Prior to issuance of any grading or construction permits -  
whichever comes first - the applicant shall provide the  
Building and Safety Department evidence of compliance with  
the following: "Effective March 10, 2003 owner operators  
of grading or construction projects are required to comply  
with the N.P.D.E.S. (National Pollutant Discharge

Plan: PM36860E01

Parcel: 927260015

60. Prior To Grading Permit Issuance

BS-Grade

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

Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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

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

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

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

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

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

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

Fire

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

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

Plan: PM36860E01

Parcel: 927260015

60. Prior To Grading Permit Issuance

Fire

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

Planning

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

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

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

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

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

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

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

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

Plan: PM36860E01

Parcel: 927260015

60. Prior To Grading Permit Issuance

Planning

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

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

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

Planning-EPD

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

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

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60. Prior To Grading Permit Issuance

Planning-EPD

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

70. Prior To Grading Final Inspection

Planning

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

80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 1            0080-BS-Grade-MAP - EXISTING GRDG TO CODE            Not Satisfied
- Prior to issuance of a building permit, the applicant/owner shall have brought the existing grading to code and received approval to construct from the Building and Safety Department.
- 080 - BS-Grade. 2            0080-BS-Grade-MAP - NO B/PMT W/O G/PMT            Not Satisfied
- Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.
- 080 - BS-Grade. 3            0080-BS-Grade-MAP - ROUGH GRADE APPROVAL            Not Satisfied
- Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:
1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for

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80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

E Health

080 - E Health. 1                      0080-E Health-USE - DEH SITE EVALUATION                      Not Satisfied

DEH Site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed system's trench bottom) is installed for DEH staff to evaluate.

080 - E Health. 2                      0080-E Health-USE - E.HEALTH CLEARANCE REQ.                      Not Satisfied

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

080 - E Health. 3                      0080-E Health-USE - PERC TEST REQD                      Not Satisfied

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

080 - E Health. 4                      0080-E Health-USE - SEPTIC PLANS                      Not Satisfied

A set of three detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

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80. Prior To Building Permit Issuance

Fire

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

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

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

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

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

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

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

West County- Riverside Office 951-955-4777

Planning

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

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

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

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

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

All utility extensions within a lot shall be placed underground.

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

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

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**80. Prior To Building Permit Issuance**

**Planning**

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

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

**90. Prior to Building Final Inspection**

**BS-Grade**

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

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

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

1. Precise grade inspection.



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90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

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

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

E Health

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

Environmental Health Clearance prior to final inspection.

Fire

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

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

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

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90. Prior to Building Final Inspection

Fire

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

Planning

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

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

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

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

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

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.