

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



ITEM
1.6
(ID # 9555)

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. 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: South of Glenoaks Road, west of Calle Bellagio, east 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. 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. 30298 will now expire on April 11, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

4/22/2019

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:
1.6 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. 30298 was originally approved at the Director's Hearing on April 11, 2011. It proceeded to the Board of Supervisors where it was received and filed on May 17, 2011.

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

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

The Tentative Tract 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. 30298 on March 11, 2019. The Hearing Officer approved the project.

Board Action

The Director's Hearing 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

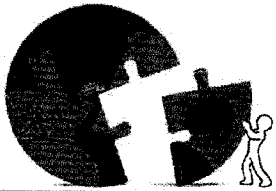

Jason Farin, Senior Management Analyst 4/23/2019



**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.:

1.4

Director's Hearing: March 11, 2019

PROPOSED PROJECT

Case Number(s): PM30298E01

Applicant(s):

Area Plan: Southwest

Marc and Christie Horton

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 941-080-027


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

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

PROJECT RECOMMENDATION

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

PROJECT LOCATION MAP

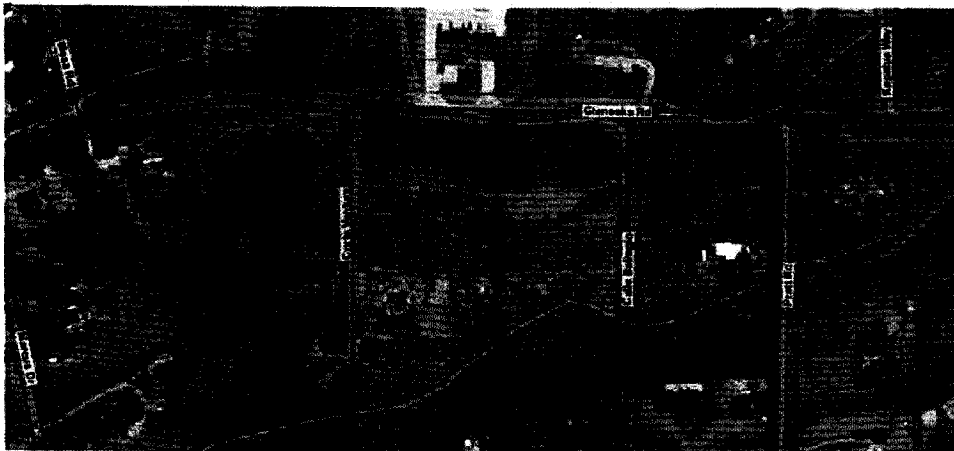


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

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

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

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

State Bills

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

Riverside County Tentative Map Extensions

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

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

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

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

ENVIRONMENTAL REVIEW

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

FINDINGS

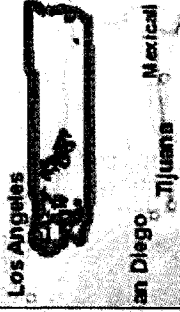
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

1st EOT for PM30298

Vicinity Map



Legend

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

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.

Notes



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Extension of Time Environmental Determination

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

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

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

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

Villalobos, Gabriel

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

Gabriel,

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

Respectfully,

Marc Horton

Sent from my iPhone

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

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

RE: EXTENSION OF TIME REQUEST for No. 30298.

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

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

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

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

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

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

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

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us

Confidentiality Disclaimer

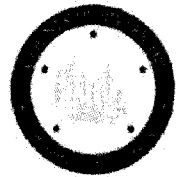
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County of Riverside California



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

Juan C. Perez
Agency Director



02/14/19, 4:22 pm

PM30298E01

ADVISORY NOTIFICATION DOCUMENT

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

BS-Grade

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

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

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

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

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

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 0010-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)
 Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

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

BS-Grade. 4 0010-BS-Grade-MAP-G1.5 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 VACALDE6 20110602
 RECOMMND VACALDE5 20110516
 INEFFECT VACALDE5 20110516
 RECOMMND SGONZALE 20080515
 DRAFT SGONZALE 20080515
 PM30298

BS-Grade. 5 0010-BS-Grade-MAP-G1.6 DUST CONTROL

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

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

BS-Grade. 6 0010-BS-Grade-MAP-G2.1 GRADING BONDS

Grading in excess of 199 cubic yards will require

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 0010-BS-Grade-MAP-G2.1 GRADING BONDS (cont.)
performance security to be posted with the Building &
Safety Department. Single family dwelling units graded one
lot per permit and proposing to grade less than 5,000 cubic
yards are exempt.

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

BS-Grade. 7 0010-BS-Grade-MAP-G2.11DR WAY XING NWC

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 VACALDE5 20110516
RECOMMND SGONZALE 20080515
DRAFT SGONZALE 20080515
PM30298

BS-Grade. 8 0010-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flow
flood way boundaries, shall be protected from erosion, or
other flood hazards, by a method acceptable to the
Building & Safety Departments District Grading Engineer -
which may include Riverside County flood Control & Water
Conservation District's review and approval. However, no
graded slope will be allowed which in the professional
judgment of the District Grading Engineer blocks,
concentrates or diverts drainage flows.

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

BS-Grade. 9 0010-BS-Grade-MAP-G2.13FIRE D'S OK ON DR.

Driveways shall be designed in accordance with Riverside
County Fire Department standards - or the governing Fire
Department if not the county - and shall require their
approval prior to issuance of the grading permit. Aproval
shall be in the form of a conditional approval letter
addressed to the related case file or by written approval
from the Fire Department.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP-G2.13FIRE D'S OK ON DR. (cont.)

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

BS-Grade. 10 0010-BS-Grade-MAP-G2.21POST & BEAM LOT

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

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

BS-Grade. 11 0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

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

BS-Grade. 12 0010-BS-Grade-MAP-G2.6SLOPE STABL'TY ANLY

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

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

BS-Grade. 13 0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

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

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

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

E Health

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

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

Comments: INEFFECT VACALDE6 20110602
 RECOMMND MMISTICA 20110223
 PM30298

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

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

Please be aware that in accordance with Assembly Bill 885,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - 90 DAYS TO PROTEST (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Comments: INEFFECT VACALDE5 20110516
RECOMMND LMOURIQU 20080227
DRAFT LMOURIQU 20080227
PM30298

Planning. 4 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - LANDSCAPE MAINTENANCE (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 6 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 7 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 8 0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 11 0010-Planning-MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning. 12 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Comments: INEFFECT VACALDE5 20110516
RECOMMND MBAHAR 20080513
DRAFT MBAHAR 20080512
PM30298

Planning-All

Planning-All. 1 0010-Planning-All-MAP - DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
 not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND KHESTERL 20110419
 PM30298

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

The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND VACALDE5 20110516
 INEFFECT VACALDE5 20110516
 RECOMMND KHESTERL 20110223
 DRAFT KHESTERL 20110223
 RECOMMND MBAHAR 20080703
 DRAFT MBAHAR 20080703
 RECOMMND MBAHAR 20080513
 DRAFT MBAHAR 20080512
 PM30298

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD-EPD- RRVP TO AVOID

The project site supports an approximately 0.91 acre drainage that qualifies as a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. No disturbance, surface alterations, or grading may occur in the feature or within the associated vegetation. To help insure protection of the feature the drainage must clearly be shown on an Environmental Constraint Sheet (ECS) and labeled Riparian/Riverine Area Not to be Disturbed.

Comments: INEFFECT VACALDE6 20110602
 RECOMMND JBOND 20110418
 DRAFT JBOND 20110418
 PM30298

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 1

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Transportation. 3 0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Calle Bellagio since adequate right-of-way exists, per PM17/90.

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

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

With respect to the conditions of approval for the

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

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

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

Comments: INEFFECT VACALDE5 20110516
RECOMMND REGRAMLI 20080430
DRAFT REGRAMLI 20080402
PM30298

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1- WATER WILL SERVE Not Satisfied

A "Will-Serve" letter is required from the agency providing water service.

050 - E Health. 2 0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

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

Fire

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Fire

050 - Fire. 2 0050-Fire-MAP-#59-ECS-HYDR REQUIR (cont.) Not Satisfied
 hydrant(s)

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 per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES (cont.) Not Satisfied
said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP DELINEATE WC ON ECS (PAR) Not Satisfied
The natural watercourse that traverses Parcels 1 and 2 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

050 - Flood. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied
The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS:

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

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
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. 5 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. 6 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. 7 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 County Service Area
No. 149 which demonstrates to the satisfaction of the
County that the land divider has provided for the payment
of parks and recreation fees and/or dedication of land for
the TENTATIVE MAP in accordance with Section 10.35 of
County Ordinance No. 460.

050 - Planning. 8 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 2.0 gross acres.

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

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Planning

050 - Planning. 8 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP- EXHIBIT E-ECS Not Satisfied
Exhibit E- PM 30298 Prior to Map Recordation
The approximately 0.91 acre drainage and associated vegetation as show on Exhibit E (ECS-PM30298), dated 4/18/11, is a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. The 0.91 acre drainage must be clearly mapped on the ECS (Environmental Constraints Sheet) and must be labeled as "Riparian/Riverine Drainage Not to be Disturbed." No grading, surface alterations or disturbance shall occur in the mapped area. No modifications to the drainage shall take place without further consultation and approval from the Environmental Programs Division of the Planning Department. The ESC shall be reviewed and approved by EPD

Transportation

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

050 - Transportation. 2 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied
Calle Bellagio (privatley maintained) is designated as a local road and shall be improved with 8 feet graded section shoulder from Glenoaks Road to the southerly project boundary (along the project side) within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

Corte Venture (privatley maintained) is designated as a local road and shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied
Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

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

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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

050 - Transportation. 8 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 9 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 10 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Corte Venture shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient right-of-way along Glen Oaks Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way.

Plan: PM30298E01

Parcel: 941080027

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - SUFFICIENT R-O-W (cont.) Not Satisfied

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - EOT1 APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 3 0060-BS-Grade-MAP - EOT1 BMP CONST NPDES PER Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

Plan: PM30298E01

Parcel: 941080027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP - EOT1 BMP CONST NPDES PER (col) Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - EOT1 IF WQMP REQUIRED Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - EOT1 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - EOT1 SWPPP REVIEW Not Satisfied

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

Plan: PM30298E01

Parcel: 941080027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP - EOT1 SWPPP REVIEW (cont.) Not Satisfied

060 - BS-Grade. 7 0060-BS-Grade-MAP IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

060 - BS-Grade. 8 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

060 - BS-Grade. 9 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a

Plan: PM30298E01

Parcel: 941080027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.) Not Satisfied

grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

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

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

060 - BS-Grade. 11 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

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

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

Flood

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

Parcel Map 30298 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

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60. Prior To Grading Permit Issuance

Planning

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

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

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

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

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

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

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated for a single family residential development greater than one half acre, which is \$250 per residential unit within the development area on the TENTATIVE MAP. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 6 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain shall be contour-graded incorporating the following grading techniques:

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

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD- EXHIBIT E ECS Not Satisfied

Exhibit E- PM 30298 Prior to GRADE PERMIT
The approximately 0.91 acre drainage and associated vegetation as show on Exhibit E (ECS-PM30298), dated 4/18/11, is a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided The 0.91 acre drainage must be clearly mapped on the ECS (Environmental Constraints Sheet) and must be labeled as

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD- EXHIBIT E ECS (cont.) Not Satisfied

"Riparian/Riverine Drainage Not to be Disturbed." No grading, surface alterations or disturbance shall occur in the mapped area. No modifications to the drainage shall take place without further consultation and approval from the Environmental Programs Division of the Planning Department. The ESC shall be reviewed and approved by EPD

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT PLANS (EOT1) Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies of the WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EOT1 ROUGH GRADE APPROVA Not Satisfied

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

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4.Rough Grade Only Permits: In addition to obtaining all.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EOT1 ROUGH GRADE APPROVA (c) Not Satisfied
required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

080 - BS-Grade. 2 0080-BS-Grade-MAP- EOT1 BMP CONST NPDES PERM Not Satisfied

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

080 - BS-Grade. 3 0080-BS-Grade-MAP- PRECISE GRADE REQUIRED Not Satisfied

The site was rough graded and rough grade approved under BGR030846. Prior to the issuance of a building permit, the applicant shall submit re-certification of both the soils compaction report and civil engineers certification for review and approval by the Building and Safety Department. The applicant shall also obtain a precise grade permit and approval to construct from the Building and Safety Department.

080 - BS-Grade. 4 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

E Health

080 - E Health. 1 0080-E Health-EOT1 - NOISE STUDY REQUIRED Not Satisfied

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

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

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80. Prior To Building Permit Issuance

E Health

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

Fire

080 - Fire. 1 0080-Fire-MAP - FIRE SPRINKLER EOT1 Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to building permit issuance.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

080 - Fire. 2 0080-Fire-MAP - REVIEW & APPROVAL EOT1 Not Satisfied

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

080 - Fire. 3 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

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

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

Flood

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

Parcel Map 30298 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied
is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS (EOT1) Not Satisfied
This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies of the WQMP and associate plans for review and approval prior to issuance of a building permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT2 - WQMP REQUIRED Not Satisfied
Prior to final building inspection, the applicant shall comply with the following:

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

2. The applicant/owner shall submit a "Wet Signed" copy of

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90. Prior to Building Final Inspection

BS-Grade

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

the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

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

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

090 - BS-Grade. 2 0090-BS-Grade-MAP - EOT1 BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - EOT1 IF WQMP REQUIRED Not Satisfied

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - EOT1 IF WQMP REQUIRED (cont.) Not Satisfied

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

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

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

090 - BS-Grade. 4 0090-BS-Grade-MAP - EOT1 WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-MAP - EOT1 WQMP BMP INSPECTION Not Satisfied

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

090 - BS-Grade. 6 0090-BS-Grade-MAP - EOT1 WQMP BMP REGISTRATI Not Satisfied

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

E Health

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

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90. Prior to Building Final Inspection

E Health

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

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER EOT1 Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

090 - Fire. 2 0090-Fire-MAP - VERIFY INSP EOT1 Not Satisfied

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

Riverside office (951)955-5282

Planning

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 149.

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

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated for a single family residential development greater than one half acre, which is \$250 per residential unit within the development area on the TENTATIVE MAP. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

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90. Prior to Building Final Inspection

Planning

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

Transportation

090 - Transportation. 1 0090-Transportation-MAP - EOT2 WQMP COMPLETION Not Satisfied
If the project proposes to exceed the impervious thresholds
found in the WQMP guidance document, the applicant will be
required to acceptably install all structural BMPs
described in the Project-Specific WQMP, provide an Engineer
WQMP certification, GPS location of all BMPs, and ensure
that the requirements for permanent inspection and
maintenance the BMPs are established with a BMP maintenance
agreement.

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