

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



**ITEM  
1.3  
(ID # 9686)**

**MEETING DATE:**  
Tuesday, May 7, 2019

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 36639 – Applicant: Kevin T. Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.), Rural – Rural Mountainous (RM) (10 acre min.) – Location: North of Nandina Avenue, east of Washington Street, south of Via los Caballeros, west of Porter Avenue – 37.19 Acres (APN 273-310-053), 37.62 Acres (APN 273-310-054) – Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10), Residential Agricultural – 1 Acre Minimum (R-A-1) – APPROVED PROJECT DESCRIPTION: a Schedule “B” division to create 52 residential lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36639, extending the expiration date to February 9, 2022, District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on April 3, 2019. The Tentative Tract Map No. 36639 will now expire on February 9, 2022.

**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 by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: May 7, 2019  
xc: Planning, Applicant

Kecia Harper,  
Clerk of the Board -  
By:   
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 Tract Map No. 36639 was originally approved by the Planning Commission on September 30, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7843 where both applications were approved on February 9, 2016.

The First Extension of Time was received on January 29, 2019, ahead of the expiration date of February 9, 2019. The applicant and the County discussed conditions of approval and reached consensus on February 27, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 36639 on April 3, 2019. The Planning Commission approved the project by a 5-0 vote.

**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. PLANNING COMMISSION MINUTES
- B. PLANNING COMMISSION STAFF REPORT

  
Jason Farin, Senior Management Analyst 4/30/2019



**PLANNING COMMISSION  
MINUTE ORDER  
APRIL 3, 2019**

**I. AGENDA ITEM 1.1**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36639** – Applicant: Kevin T. Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Rural – Rural Mountainous (RM) (10 acre min.) – Location: Northerly of Nandina Avenue, easterly of Washington Street, southerly of Via los Caballeros, and westerly of Porter Avenue – 37.19 Acres (273-310-053) – 37.62 Acres (273-310-054) – Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: A Schedule “B” subdivision of 74.81 gross acres to create 52 residential lots.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 36639, extending the expiration date to February 9, 2022.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Taylor-Berger  
A vote of 5-0

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 36639, extending the expiration date to February 9, 2022.



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: April 3, 2019

## PROPOSED PROJECT

**Case Number(s):** TR36639E01  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Woodcrest District  
**Supervisory District:** First District  
**Project Planner:** Gabriel Villalobos  
**APNs:** 273-310-053 & 273-310-054

**Applicant(s):**  
Kevin T. Doan  
c/o Michael Bredecke

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 36639 has requested an extension of time to allow for the recordation of the final map to subdivide 74.81 acres into 52 residential lots.

The project is located north of Nandina Ave, east of Washington St, south of Via los Caballeros, and west of Porter Ave.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36639**, extending the expiration date to February 9, 2022, 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 Tract Map No. 36639 was originally approved at Planning Commission on September 30, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7843 where both applications were approved on February 9, 2016.

The First Extension of Time was received January 29, 2019, ahead of the expiration date of February 9, 2019. The applicant and the County discussed conditions of approval and reached consensus on February 27, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 27, 2019) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **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, 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and would expire on February 9, 2025.

Therefore, upon an approval action by the Planning Commission, 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 February 9, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **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 Tract 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 Tract 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 Tract 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 TR36639

## 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.



0 752 1,505 Feet

REPORT PRINTED ON... 3/22/2019 3:30:13 PM

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# Extension of Time Environmental Determination

Project Case Number: TR36639  
Original E.A. Number: 42663  
Extension of Time No.: 1<sup>st</sup> EOT  
Original Approval Date: February 9, 2016  
Project Location: North of Nandina Ave, East of Washington St, South of Via los Caballeros, West of Porter Ave  
Project Description: a Schedule "B" division to create 52 residential lots.

On February 9, 2016, this Tentative Tract 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: 3/22/19  
For Charissa Leach, Assistant TLMA Director

**Villalobos, Gabriel**

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**From:** Kevin Doan <kevintdoan@gmail.com>  
**Sent:** Wednesday, February 27, 2019 3:09 PM  
**To:** Villalobos, Gabriel  
**Cc:** Michael Brendecke  
**Subject:** [EXTERNAL MAIL] First Extension of Time Request for Tentative Tract Map No. 36639

Hello Gabriel,

We, the Extension of Time Applicants, have looked over your email and we accept the conditions of approval for the following:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BSN REG |
| 60. FINAL WQMP FOR GRADING |                           |

Please let us know if you need any additional information from us and if not then please proceed and begin preparing the staff report package for a Planning Commission hearing.

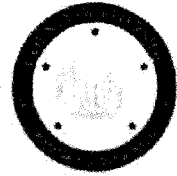
Thank you,

Kevin and Pauline Doan



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

*Juan C. Perez  
Agency Director*



03/22/19, 3:37 pm

TR36639E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR36639E01. 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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

**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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

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

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

**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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

**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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

**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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

**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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

**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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

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

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

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 JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

BS-Grade. 11                              0010-BS-Grade-MAP - RETAINING WALLS

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

BS-Grade. 12                              0010-BS-Grade-MAP - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 12                      0010-BS-Grade-MAP - SLOPE SETBACKS (cont.)  
the California Building Code as amended by Ordinance 457.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND SGONZALE 20150506  
DRAFT SGONZALE 20150506  
TR36639

### E Health

E Health. 1                      0010-E Health-ATU - MAINTAIN SETBACKS

Each lot shall maintain all required setbacks associated with the use of an Advanced Treatment Unit (ATU). No part of the proposed ATU shall be located in Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MMISTICA 20140529  
DRAFT MMISTICA 20140529  
TR36639

E Health. 2                      0010-E Health-DEH SITE EVALUATION

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, a site evaluation shall be conducted by the Department of Environmental Health (DEH) staff. 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.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MMISTICA 20140529  
TR36639

E Health. 3                      0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY

Noise Consultant: Vista Environmental  
1021 Didrikson Way  
Laguna Beach, CA 92651

**ADVISORY NOTIFICATION DOCUMENT****E Health**

E Health. 3                                       0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY  
(cont.)

Noise Study: "Noise Impact Analysis Tentative  
Tract Map No. 36639, County of Riverside"  
dated January 27, 2014. Project No.13096

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36639 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 6, 2014 c/o Steve Hinde (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MMISTICA 20140227  
TR36639

E Health. 4                                       0010-E Health-TR 36639 - SAN53 COMMENTS

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for each lot based on Aragon Geotechnical, Inc. Soils Percolation Report Project No. 4189-P dated December 2, 2013. Additional requirements may apply if the parameters set forth in said report cannot be met.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MMISTICA 20140529  
DRAFT MMISTICA 20140529  
TR36639

E Health. 5                                       0010-E Health-WMWD POTABLE WATER SERVICE

Tract Map 36639 is proposing to receive potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies. Any existing well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MMISTICA 20140529  
TR36639

**Fire**



### ADVISORY NOTIFICATION DOCUMENT

#### Fire

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

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

Schedule "B" fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150819  
DRAFT PLANGE 20150819  
RECOMMND CEDWARDS 20150806  
DRAFT CEDWARDS 20150806  
RECOMMND CEDWARDS 20150805  
DRAFT CEDWARDS 20150805 C000778708  
TR36639

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 JAIESPIN 20160223  
RECOMMND CEDWARDS 20150805  
TR36639

#### Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Tract Map 36639 is a proposal to subdivide a 74.8-acre site for residential use in the Mockingbird Canyon area. The site is located at the northeast corner of Nandina Avenue and Washington Street. Change of Zone 7843, which is a proposal to change the current zoning of Residential Agricultural 1-Acre Minimum (R-A-1) to Residential Agricultural 1-Acre Minimum (R-A-1) and Residential Agricultural 10-Acre Minimum (R-A-10) for the, is being processed concurrently.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

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

The site lies along the western edge of the Three Sisters ridge and receives little tributary offsite stormwater runoff from the east. The entire site and the tributary offsite flows drain to Mockingbird Canyon. Onsite and offsite storm flows travel in an east to westerly direction with 4 discharge locations to existing storm drains or culverts. The northern portion of the site has no tributary offsite while the onsite flows naturally drain from the east to the northwest corner and collected by an existing 24-inch storm drain in Mariposa Avenue. The middle portion receives flows from a tributary offsite drainage area of approximately 13 acres to the east. These flows naturally drain to the west and where they are collected by an existing 42-inch culvert under Washington Street (constructed by Tract Map 29622/IP02015). The southeast corner of the site receives flows from a tributary offsite drainage area of approximately 8 acres. These flows are proposed to be collected in a concrete-lined v-ditch behind the lots. The ditch conveys these offsite flows south to an existing culvert under Nandina Avenue. The street flows in Nandina Avenue and onsite flows are collected by an existing catch basin for an existing storm drain at the intersection with Washington Street (southwest corner of the site) and conveyed south.

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes a diversion of onsite drainage areas to the existing facilities. Mitigation shall be required to offset any impacts. This development proposes a series of onsite storm drains contained within the public road right-of-way or drainage easements (minimum of 20-feet) as well as small bioretention basins in each individual lot for water quality mitigation. The drainage plan and preliminary design of the water quality mitigation plan (WQMP) have been reviewed and approved by the Transportation Department. The Transportation Department will review the final design of the water quality and hydrologic conditions of concern mitigation as well as the onsite drainage facilities at the improvement plan stage of this development prior to the issuance of permits.

This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure, therefore the District is concerned about development

### ADVISORY NOTIFICATION DOCUMENT

#### Flood

Flood. 1                                      0010-Flood-MAP FLOOD HAZARD REPORT (cont.)  
 occurring in this watershed. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District for execution.

Comments: INEFFECT JAIESPIN 20160223  
 RECOMMND MMARTIN 20150716  
 DRAFT MMARTIN 20150716  
 RECOMMND MMARTIN 20150518  
 TR36639

Flood. 2                                      0010-Flood-MAP MOCKINGBIRD FEE

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

Comments: INEFFECT JAIESPIN 20160223  
 RECOMMND MMARTIN 20150518  
 DRAFT MMARTIN 20150518  
 TR36639

#### Planning

Planning. 1                                      0010-Planning-MAP - ALUC PROHIBITED USE

The following uses/activities are not included in the

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 1                                      0010-Planning-MAP - ALUC PROHIBITED USE (cont.)  
project shall be prohibited at this site, in accordance  
with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area  
Plan:

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d. Any use which would generate electrical interference that may be determined to the operation of aircraft and/or aircraft instrumentation.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150820  
TR36639

Planning. 2                                      0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3                      0010-Planning-MAP - FEES FOR REVIEW (cont.)  
intended to comply with.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 4                      0010-Planning-MAP - GEO02358

County Geologic Report (GEO) No. 2358, submitted for this project (TR36639) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract Map No. 36639, Northeast of Washington Street at Nandina Avenue, Woodcrest, California", dated January 14, 2014.

GEO02358 concluded:

1. The closest known active regional fault traces are associated with the Elsinore Fault where it passes southeast of Corona into Temescal Valley, about 9.7 miles away.
2. Chances for direct surface fault rupture affecting the project are extremely remote.
3. All Southern California construction is considered to be at risk of experiencing strong ground motion during a structure's design life.
4. The site lacks liquefaction susceptibility and is not at risk, based on the presence of crystalline bedrock.
5. Granitic bedrock is also considered to have zero potential for strain settlement.
6. The hills appear to make deep seated landslide potential virtually nil.
7. Manufactured cut and fill slopes at the preliminary design heights and inclinations shown on the Geotechnical Map should perform satisfactorily if properly constructed.
8. Rockfall potential was identified.
9. No hazards are imposed by tsunamis, seiching, or failures of tanks or dam embankments.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 4 0010-Planning-MAP - GEO02358 (cont.)

10. Based on data and field outcrop interpretations, grading per the tentative map will encounter non-rippable materials in several locations. Blasting may be required.

11. Oversize rock is anticipated.

GEO02358 recommended:

1. All existing fill, colluvium, alluvium, and in-place residual soil should be removed to competent bedrock in engineered fill areas, or shallow cut areas where said materials have not been completely stripped before achieving grade.

2. Civil design to minimize pad cut depths could be considered to reduce costly rock excavation volumes.

3. Physical removal of precarious rocks from step slopes above the tract.

4. Rocks should not be intentionally dislodged and allowed to roll.

5. Oversize material must be segregated during removal operations and retained separately for special placement if it is to be incorporated into compacted fill (disposal methods prescribed in the Aragon report).

6. Subsurface drainage devices such as canyon subdrains and slope keyway heel drains are recommended to mitigate potential rising water conditions.

GEO No. 2358 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2358 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created relative to the rockfall potential at this site, as described elsewhere in this conditions set.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 4                      0010-Planning-MAP - GEO02358 (cont.)

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND DLJONES 20140425  
TR36639

Planning. 5                      0010-Planning-MAP - IF HUMAN REMAINS FOUND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
    - (1) The MLD identified fails to make a recommendation; or
    - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5                              0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND HTHOMSON 20140728  
TR36639

Planning. 6                              0010-Planning-MAP - LOW PALEO

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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

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

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

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.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND DLJONES 20140226  
TR36639

Planning. 7 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 JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 8 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 8                                   0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)  
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 JAIESPIN 20160223  
RECOMMND PLANGE 20150819  
DRAFT PLANGE 20150819  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 9                                   0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

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

Prior to the issuance of either a certificate of occupancy  
or prior to building permit final inspection, the applicant  
shall comply with the provisions of Riverside County  
Ordinance No. 659, which requires the payment of the  
appropriate fee set forth in the Ordinance. Riverside

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

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

County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 11 0010-Planning-MAP - OUTDOOR LIGHTING

Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumes or reflections into the sky. Outdoor lighting shall be downward facing.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MSTRAIT3 20150810  
TR36639

Planning. 12 0010-Planning-MAP - PDA04865

County Archaeological Report (PDA) No 4865, submitted for this project (TR36639) was prepared by Robert S. White, of Archaeological Associates and is entitled: "A Phase I Cultural Resources Assessment of a 74.81-Acre Parcel as Shown on TTM 36639, Located Immediately Northeast of the Intersection of Washington Street and Nandina Avenue, Woodcrest, Riverside County," dated July 2014. (PDA) No 4865 concludes:

"Four prehistoric sites identified during Phase I survey and evaluated for significance are not considered significant within the meaning of CEQA and therefore not eligible for inclusion in the California Register of Historic Resources (CRHR).  
"One previously recorded site was not relocated.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12 0010-Planning-MAP - PDA04865 (cont.)

"The four new sites, CA-RIV-11763, 11764, 11765 and 11766 will be preserved by project design.

(PDA) No 4865 recommends:

"That any future earth-disturbing activities connected with development of the property be monitored by a professional archaeologist.

"Environmentally Sensitive Area (ESA) fencing be placed around sites CA-RIV-11764, 11765 and 11766.

"If the host boulder at RIV-2091 is relocated during future earth disturbing activities, the boulder should be relocated to an area of the property where it will remain undisturbed.

This study has been incorporated as part of this project, and has been accepted.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND HTHOMSON 20140728  
TR36639

Planning. 13 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-1 and R-A-10 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- e. The minimum average width of each lot is 100 feet.
- f. The maximum height of any building is 40 feet.
- g. The minimum lot size is 1 acre.
- h. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                      0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150826  
DRAFT PLANGE 20150819  
RECOMMND PLANGE 20150805  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 14                      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 JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 15                      0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 15                      0010-Planning-MAP - UNANTICIPATED RESOURCES  
(cont.)

etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND HTHOMSON 20140728  
TR36639

Planning. 16                      0010-Planning-MAP- MAP ACT COMPLIANCE

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 17                      0010-Planning-MAP- REQUIRED MINOR PLANS

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.]

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 17                                    0010-Planning-MAP- REQUIRED MINOR PLANS (cont.)  
5. Wall and Fencing Plan for the entire tract.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150805  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 18                                    0010-Planning-MAP-ALUC DETENTION BASIN

Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm even for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150820  
TR36639

Planning. 19                                    0010-Planning-MAP-NOTICE OF AIRPORT VICINITY

The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150820  
TR36639

Planning. 20                                    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



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

Planning. 20                                0020-Planning-MAP- EXPIRATION DATE (cont.)  
revised map request shall not extend the time limits of the  
originally approved TENTATIVE MAP. If the TENTATIVE MAP  
expires before the recordation of the FINAL MAP, or any  
phase thereof, no recordation of the FINAL MAP, or any  
phase thereof, shall be permitted.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150501  
DRAFT MSTRAIT3 20150413  
TR36639

Planning. 21                                0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any roposed division into units or phasing of the TENTATIVE  
MAP shall provide for adequate vehicular access to all lots  
in each unit or phase, and shall substantially conform to  
the intent and purpose of the land division approval. No  
approval for any number of units or phases is given by this  
TENTATIVE MAP and its conditions of approval, except as  
provided by Section 8.3 (Division into Units) of Ordinance  
No. 460.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

**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 JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

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

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

### ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)  
from the following:

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

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

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

The obligations imposed by this condition include, but are 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 JAIESPIN 20160223  
RECOMMND PLANGE 20150414  
DRAFT MSTRAIT3 20150413  
TR36639

Planning-All. 3                      0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36639 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36639, Amended No. 3, dated 7/2/15.

CHANGE OF ZONE = Change of Zone No. 7843, dated 7/2/15.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

Planning-All. 3                      0010-Planning-All-MAP- DEFINITIONS (cont.)

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150805  
DRAFT MSTRAIT3 20150413  
TR36639

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

The land division hereby permitted is for a Schedule "B"  
subdivision to create 52 single family residential lots.  
Lots 1 through 50 will have a minimum lot size of one (1)  
acre and Lot 51 and 52 will have a minimum lot size of 10  
acres.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PLANGE 20150805  
DRAFT MSTRAIT3 20150413  
TR36639

#### Regional Parks and Open Space

Regional Parks and Open      0010-Regional Parks and Open Space-MAP - TRAIL  
Space. 1                              DEDICATION

The applicant or land owner shall dedicate four (4)  
additional feet on the east property line adjacent to  
Tract No. 31842 to make the trail a total of fourteen (14)  
feet as per Exhibit A - Horse Trail submitted to the  
Planning Commission on 9/30/15. This trail shall follow  
the Park standard (PARKS-4001).

(modified at Planning Commission meeting dated 9/30/15)

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND PRULL 20150930  
DRAFT PRULL 20150930  
RECOMMND PRULL 20150806  
DRAFT PRULL 20150806  
RECOMMND HPKANG 20140805  
TR36639

#### Transportation

Transportation. 1                      0010-Transportation-MAP - 100YR SUMP OUTLET

### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 1                    0010-Transportation-MAP - 100YR SUMP OUTLET (cont.)

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 2                    0010-Transportation-MAP - BMP MAINT AND INSPECTION

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 2                    0010-Transportation-MAP - BMP MAINT AND INSPECTION

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      0010-Transportation-MAP - BMP MAINT AND INSPECTION  
(cont.)

to the Transportation Department for review and approval  
prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all  
treatment control BMPs to be inspected, and if required,  
cleaned no later than October 15 each year. Required  
documentation shall identify the entity that will inspect  
and maintain all structural BMPs within the project  
boundaries. A copy of all necessary documentation shall be  
submitted to the Transportation Department for review and  
approval prior to the issuance of occupancy permits.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 3                      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 JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Transportation. 4                      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.

**ADVISORY NOTIFICATION DOCUMENT**

## Transportation

Transportation. 4                    0010-Transportation-MAP - DRAINAGE 1 (cont.)

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Transportation. 5                    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 JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Transportation. 6                    0010-Transportation-MAP - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

As a condition of approval of the P-Hydrology Report, the following must be addressed in the F-Hydrology Report:

1. The interceptor drains proposed for the project will need to be 6 foot wide rectangular channels and of sufficient depth to provide freeboard. Specifically, the interceptor drains behind lots 8-12 will be designed to carry flows in excess of the normal limit of

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 6                      0010-Transportation-MAP - INCREASED RUNOFF (cont.)  
 10 cfs before a storm drain extension is required.  
 Alternatively, the storm drain may be extended and  
 appropriate inlets provided.

2. The several Bioretention Facilities throughout the proposed project shall be carefully reviewed to assure that tributary flows can enter and exit the facilities and that runoff from all new streets constructed for the project are receiving stormwater quality treatment.
3. The final report shall investigate whether the existing storm drain in Washington Street, south of
3. The final report shall investigate whether the existing storm drain in Washington Street, south of Nandina Avenue has the capacity to accept the flows from the proposed connections.
4. If during final design and analysis, it is shown that the project will have increased runoff to the downstream property (APN: 273-610-006), the project proponent shall provide mitigation in the form of rip-rap or equivalent in the area of the existing outlet structure and drainage course. If the analysis shows no increased runoff occurs on downstream property, the mitigation described above is not required.

Comments: INEFFECT JAIESPIN 20160223  
 RECOMMND KTSANG 20150924  
 DRAFT KTSANG 20150924  
 RECOMMND REGRAML4 20150824  
 TR36639

Transportation. 7                      0010-Transportation-MAP - LC LANDSCAPE  
 REQUIREMENT

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water



**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

Transportation. 7                    0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

using.

- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND MARHUGHE 20150716  
DRAFT MARHUGHE 20140805  
TR36639

Transportation. 8                    0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Transportation. 9                    0010-Transportation-MAP - OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 10                    0010-Transportation-MAP - PERP DRAINAGE PATTERNS

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 10                      0010-Transportation-MAP - PERP DRAINAGE PATTERNS  
(cont.)

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 11                      0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Transportation. 12                      0010-Transportation-MAP - SUBMIT FINAL WQMP

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 12                    0010-Transportation-MAP - SUBMIT FINAL WQMP (cont.)  
Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 12                    0010-Transportation-MAP - SUBMIT FINAL WQMP

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 12                      0010-Transportation-MAP - SUBMIT FINAL WQMP (cont.)  
 calculations. These documents are available on-line at:  
[www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

Comments: INEFFECT JAIESPIN 20160223  
 RECOMMND REGRAML4 20150824  
 TR36639

Transportation. 13                      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 JAIESPIN 20160223  
 RECOMMND REGRAML4 20150824  
 DRAFT REGRAML3 20140805  
 TR36639

Transportation. 14                      0010-Transportation-MAP - WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented

### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 14                    0010-Transportation-MAP - WQMP ESTABL MAINT ENTITY  
(cont.)

to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 14                    0010-Transportation-MAP - WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
TR36639

Transportation. 15                    0010-Transportation-MAP- TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 15                    0010-Transportation-MAP- TUMF CREDIT AGREEMENT  
(cont.)

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Transportation. 16                    0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4  
IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Comments: INEFFECT JAIESPIN 20160223  
RECOMMND REGRAML4 20150824  
DRAFT REGRAML3 20140805  
TR36639

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-MAP - ALL LOTS REQUIRE ATUs                      Not Satisfied

PRIOR TO MAP RECORDATION, a copy of the Final Survey Map and Environmental Constraint Sheet shall be provided to the Department of Environmental Health with the following notation:

All lots under Tract Map 36639 shall require an Advanced Treatment Unit (ATU) with pressurized drip dispersal. Each lot shall also require a renewable annual operating permit issued by the Department of Environmental Health.

050 - E Health. 2                      0050-E Health-SARWQCB FINAL CLEARANCE LTR                      Not Satisfied

PRIOR TO MAP RECORDATION, a final clearance letter from the Santa Ana Regional Water Quality Control Board (SARWQCB) shall be required. Per SARWQCB letter dated May 28, 2014, the following must be submitted:

1. A County approved soils percolation report that addresses each of the proposed 50 lots;
2. A discussion of the proposed maintenance/oversight of the alternative disposal systems (i.e. homeowners association, County assessment district, etc);
3. A contingency plan that will be implemented should the use of alternative disposal systems not be protective of water quality and/or public health;
4. The cost of sewerage for the proposed tract;
5. Form 200 (enclosed) and \$1,772 fee; and
6. CEQA documentation

For further information, please contact SARWQCB at (951) 782-4902.

050 - E Health. 3                      EOT1 - 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-#004-ECS-FUEL MODIFICATION                      Not Satisfied

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.)                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

LOTS 1 THROUGH 9 SHALL HAVE A MINIMUM 6' BLOCK WALL IN ADDITION TO THE FUEL MODIFICATION

050 - Fire. 2                      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. 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



Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Fire

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

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.

Flood

050 - Flood. 1                      0050-Flood-MAP MOCKINGBIRD FEE                      Not Satisfied

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

Planning

050 - Planning. 1                      0050-Planning-MAP - ECS NOTE MAFB NOISE                      Not Satisfied

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

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

050 - Planning. 2                      0050-Planning-MAP - ECS ROCKFALL                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2358, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

- |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 050 - Planning. 2 | 0050-Planning-MAP - ECS ROCKFALL (cont.)<br>project geotechnical engineer and appropriately mitigated during site grading."                                                                                                                                                                                                                                                                                                                                                                     | Not Satisfied |
| 050 - Planning. 3 | 0050-Planning-MAP - ECS SHALL BE PREPARED<br><br>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.                                                                                                                                                                                                                       | Not Satisfied |
| 050 - Planning. 4 | 0050-Planning-MAP - FEE BALANCE<br><br>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.                                                                                                                                                                                                       | Not Satisfied |
| 050 - Planning. 5 | 0050-Planning-MAP - FINAL MAP PREPARER<br><br>The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.                                                                                                                                                                                                                                                                                                                                                         | Not Satisfied |
| 050 - Planning. 6 | 0050-Planning-MAP - PREPARE A FINAL MAP<br><br>After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460. | Not Satisfied |
| 050 - Planning. 7 | 0050-Planning-MAP- ANNEX TO PARK DISTRICT<br><br>The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to a County Service Area or provide evidence that the CSA does not desire an annexation.                                                                                                                                                                                                | Not Satisfied |
| 050 - Planning. 8 | 0050-Planning-MAP- CC&R RES CSA COM. AREA<br><br>The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such                                                                                                 | Not Satisfied |

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

050 - Planning. 8                      0050-Planning-MAP- CC&R RES CSA COM. AREA (cont.)                      Not Satisfied

areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

050 - Planning. 8                      0050-Planning-MAP- CC&R RES CSA COM. AREA (cont.)                      Not Satisfied

otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_\_', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

- |                                                                                                                                                                                                                                                                                                                                        |                                                   |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------|
| 050 - Planning. 8                                                                                                                                                                                                                                                                                                                      | 0050-Planning-MAP- CC&R RES CSA COM. AREA (cont.) | Not Satisfied |
| restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map. |                                                   |               |
| 050 - Planning. 9                                                                                                                                                                                                                                                                                                                      | 0050-Planning-MAP- CC&R RES POA COM. AREA         | Not Satisfied |

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

050 - Planning. 9                      0050-Planning-MAP- CC&R RES POA COM. AREA (cont.)                      Not Satisfied

60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

- 050 - Planning. 9                      0050-Planning-MAP- CC&R RES POA COM. AREA (cont.)                      Not Satisfied  
copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.
- 050 - Planning. 10                      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 \_\_\_\_.
- 050 - Planning. 11                      0050-Planning-MAP- ECS NOTE ARCHAEOLOGICAL                      Not Satisfied  
he following Environmental Constraints note shall be placed on the ECS:  
  
"County Archaeological Report no. PD-A-4865 was prepared for this property on July, 2014 by Robert S. White and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."
- 050 - Planning. 12                      0050-Planning-MAP- ECS NOTE RIGHT-TO-FARM                      Not Satisfied  
The following Environmental Constraints Note shall be placed on the ECS:  
  
"Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, and 9 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a



Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

050 - Planning. 12                      0050-Planning-MAP- ECS NOTE RIGHT-TO-FARM (cont.)                      Not Satisfied

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

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

050 - Planning. 13                      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 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. The TENTATIVE MAP is located in an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

050 - Planning. 14                      0050-Planning-MAP- REQUIRED APPLICATIONS                      Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7841 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 15                      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

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning

050 - Planning. 15                      0050-Planning-MAP- SURVEYOR CHECK LIST (cont.)                      Not Satisfied  
size and configuration.

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

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

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

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

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Planning-EPD

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

Prior to the recordation of any maps an Environmental Constraints Sheet (ECS) must be prepared for the project. The constrained areas will conform to the areas mapped as "Avoided D-1/D-2 Areas On Site," and are outside the mapped "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated October 15, 2014 revised December 4, 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

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1            0050-Planning-EPD-MAP - ECS (cont.)            Not Satisfied  
with a diameter of three inches cannot pass through the  
plane of the fence at any point below the minimum height."

Regional Parks and Open Space

050 - Regional Parks and Op: 0050-Regional Parks and Open Space-MAP - OFFER OF DE    Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Community Trail easement(s) as shown on Exhibit A - Horse Trail submitted at the Planning Commission meeting dated 9/30/15 for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

(modified at Planning Commission dated 9/30/15)

050 - Regional Parks and Op: 0050-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE    Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

Transportation

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

050 - Transportation. 2            0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST    Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Community Facilities District, or

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 2      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (c)      Not Satisfied  
any other maintenance district approved by the  
Transportation Department. Said annexation should include  
the following:

- (1) Landscaping along Washington Street, Nandina Avenue,  
and street between lots 42 & 43.
- (2) Streetlights (all streets).
- (3) Graffiti abatement of walls and other permanent  
structures.
- (4) Street sweeping.

For street lighting, the project proponent shall contact  
the County Service Area (CSA) Project Manager who  
determines whether the development is within an existing  
CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project  
proponent shall contact the Transportation Department L&LMD  
89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by  
Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other  
electric provider.

050 - Transportation. 3      0050-Transportation-MAP - CONSTRUCT RAMP      Not Satisfied  
Ramps shall be constructed at 4-way intersections and "T"  
intersections per Standard No. 403, sheets 1 through 7 of  
Ordinance 461.

050 - Transportation. 4      0050-Transportation-MAP - CORNER CUT-BACK I/SUR      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 - DEDICATIONS      Not Satisfied  
Interior streets shall be improved with 36 foot full-width

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 5      0050-Transportation-MAP - DEDICATIONS (cont.)      Not Satisfied  
AC pavement and 6" concrete curb and gutter within the 56'  
full-width dedicated right-of-way in accordance with County  
Standard No. 105, Section A. (36' /56') Modified for no  
sidewalks.

NOTE: Adequate sight distance shall be provided for Lots  
13, 14, and 21 shown on the approved tentative map.

050 - Transportation. 6      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. 7      0050-Transportation-MAP - EXISTING MAINTAINED      Not Satisfied  
Washington Street along project boundary is a paved County  
maintained road designated as a Major Highway and shall be  
improved with 8" concrete curb and gutter, located 38-43  
feet from centerline, and match up asphalt concrete paving;  
reconstruction; or resurfacing of existing paving as  
determined by the Transportation Department within the  
59-64 foot half-width publicly dedicated right-of-way in  
accordance with County Standard No. 93, (38-43'/59-64')  
(Per sheets 1 and 2 of Standard No. 93.)

NOTE: A 5' meandering sidewalk shall be constructed within  
the 21' parkway per Standard No. 404.

Nandina Avenue along project boundary is a paved County  
maintained road designated as a Secondary Highway and  
shall be improved with 6" concrete curb and gutter, located  
32-44 feet from centerline and match up asphalt concrete  
paving; reconstruction; or resurfacing of existing paving  
as determined by the Transportation Department within the  
50-62 foot half-width publicly dedicated right-of-way in  
accordance with County Standard No. 94, (32-44'/50-62')  
(Per sheets 1 and 2 of Standard No. 94.)

NOTE: A 5' sidewalk shall be constructed 9' from curb line  
within the 18' parkway."

050 - Transportation. 8      0050-Transportation-MAP - IMP PLANS      Not Satisfied  
Improvement plans for the required improvements must be  
prepared and shall be based upon a design profile extending  
a minimum of 300 feet beyond the limit of construction at a

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 8      0050-Transportation-MAP - IMP PLANS (cont.)      Not Satisfied  
grade and alignment as approved by the Riverside County  
Transportation Department. Completion of road improvements  
does not imply acceptance for maintenance by County.

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

050 - Transportation. 9      0050-Transportation-MAP - INCREASED RUNOFF      Not Satisfied  
Refer to condition 10.TRANS.19 for increased runoff  
requirements.

050 - Transportation. 10      0050-Transportation-MAP - INTERSECTION/50' TANGENT      Not Satisfied  
All centerline intersections shall be at 90 degrees, plus  
or minus 5 degrees, with a minimum 50' tangent, measured  
from flowline/curbface or as approved by the Transportation  
Planning and Development Review Division Engineer.

050 - Transportation. 11      0050-Transportation-MAP - LC LNDSCP COMMON AREA M.      Not Satisfied  
Prior to map recordation, the developer/permit holder shall  
submit Covenants, Conditions, and Restrictions (CC&R) to  
the Riverside County Counsel for review along with the  
required fees set forth by the Riverside County Fee  
Schedule.

For purposes of landscaping and maintenance, the following  
minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance  
organization shall be established for proper management of  
the water efficient landscape and irrigation systems. Any  
agreements with the maintenance organization shall  
stipulate that maintenance of landscaped areas will occur  
in accordance with Ordinance No. 859 (as adopted and any  
amendments thereto) and the County of Riverside Guide to  
California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive  
landscaping and require the use of low water use  
landscaping pursuant to the provisions of Ordinance No. 859  
(as adopted and any amendments thereto).

3)The common maintenance areas shall include all those  
identified on the approved landscape maintenance exhibit.

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 11      0050-Transportation-MAP - LC LNDSCP COMMON AREA M.      Not Satisfied

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Transportation. 12      0050-Transportation-MAP - LIGHTING PLAN      Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13      0050-Transportation-MAP - OFFSITE ESMNT      Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Transportation. 14      0050-Transportation-MAP - ONSITE ESMNT FINAL MAP      Not Satisfied

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Transportation. 15      0050-Transportation-MAP - SIGNING & STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

050 - Transportation. 16      0050-Transportation-MAP - SOILS 2      Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 17      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

The land divider shall install street name sign(s) in

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 17      0050-Transportation-MAP - STREET NAME SIGN (cont.)      Not Satisfied  
accordance with County Standard No. 816 as directed by the  
Transportation Department.

050 - Transportation. 18      0050-Transportation-MAP - SUBMIT PLANS      Not Satisfied

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

050 - Transportation. 19      0050-Transportation-MAP - SUBMIT PLANS      Not Satisfied

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

The following conditions are required to be satisfied prior to the County's approval of the P-WQMP:

1. In the first submittal of the F-WQMP, the Applicant shall update the existing site impervious area located in Section A, to be consistent with the entire planned project, including street improvement areas.
2. In the first submittal of the F-WQMP, the Applicant shall amend the drainage areas in Table D.2 of
2. In the first submittal of the F-WQMP, the Applicant shall amend the drainage areas in Table D.2 of the document to be consistent with proposed drainage areas.

050 - Transportation. 20      0050-Transportation-MAP - UTILITY PLAN      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note



Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 20      0050-Transportation-MAP - UTILITY PLAN (cont.)      Not Satisfied

describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 21      0050-Transportation-MAP - WQMP MAINT DETERMINATION      Not Satisfied

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

050 - Transportation. 22      0050-Transportation-MAP - WQMP MAINT DETERMINATION      Not Satisfied

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

050 - Transportation. 23      0050-Transportation-MAP - WQMP REQMT ON FINAL MAP      Not Satisfied

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

**NOTICE OF WQMP REQUIREMENTS:**

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

050 - Transportation. 24      0050-Transportation-MAP - WQMP REQMT ON FINAL MAP      Not Satisfied

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

**NOTICE OF WQMP REQUIREMENTS:**

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or

Plan: TR36639E01

Parcel: 273310053

50. Prior To Map Recordation

Transportation

050 - Transportation. 24      0050-Transportation-MAP - WQMP REQMT ON FINAL MAP      Not Satisfied  
building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

050 - Transportation. 25      0050-Transportation-MAP - WRITTEN PERM FOR GRADING      Not Satisfied  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

050 - Transportation. 26      0050-Transportation-USE - TUMF CREDIT AGREEMENT      Not Satisfied  
If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

050 - Transportation. 27      EOT1 - FINAL ACCESS AND MAINT      Not Satisfied  
Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-MAP - APPROVED WQMP      Not Satisfied  
Prior to the issuance of a grading permit, the owner /

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

BS-Grade

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------|
| 060 - BS-Grade. 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0060-BS-Grade-MAP - APPROVED WQMP (cont.) | Not Satisfied |
| <p>applicant shall submit to the Building &amp; 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.</p>                                                                                                                                                                    |                                           |               |
| 060 - BS-Grade. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0060-BS-Grade-MAP - DRNAGE DESIGN Q100    | Not Satisfied |
| <p>All drainage facilities shall be designed in accordance with the Riverside County Flood Control &amp; 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.</p>                                                                                                                                                                                                                  |                                           |               |
| 060 - BS-Grade. 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS    | Not Satisfied |
| <p>Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.</p> |                                           |               |
| 060 - BS-Grade. 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0060-BS-Grade-MAP - GRADING SECURITY      | Not Satisfied |
| <p>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.</p>                                                                                                                                                                                                                                                                                               |                                           |               |
| 060 - BS-Grade. 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0060-BS-Grade-MAP - IMPORT/EXPORT         | Not Satisfied |
| <p>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.</p> <p>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.</p>                                                                                                                      |                                           |               |

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

BS-Grade

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - LOT TO LOT DRN ESMT                      Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the 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. 9                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                      0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.)                      Not Satisfied  
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 - 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. 11                      0060-BS-Grade-MAP - RECORDED ESMT REQ'D                      Not Satisfied  
In instances where the grading plan proposes drainage  
facilities on adjacent offsite property, the owner/  
applicant shall provide a copy of the recorded drainage  
easement.

060 - BS-Grade. 12                      0060-BS-Grade-MAP - SLOPE STABIL'Y ONLY                      Not Satisfied  
A slope stability report shall be submitted and approved by  
the County Geologist and/or Building and Safety Engineer  
for all proposed cut or fill slopes over 30 feet in  
vertical height or cut slopes steeper than 2:1 (horizontal  
to vertical) - unless addressed in a previous report. Fill  
slopes shall not be steeper than 2:1 (horizontal to  
vertical).

060 - BS-Grade. 13                      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. 14                      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.

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 15                      EOT1 - 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, Storm water 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)

E Health

060 - E Health. 1                      0060-E Health-ENV SITE ASSESSMENT PHASE 2                      Not Satisfied

A Phase II Environmental Site Assessment shall be required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanup Programs (ECP) to verify that the levels are below hazardous waste criteria. For any questions, please contact ECP at (951) 955-8980.

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION                      Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied  
DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

LOTS 1 THROUGH 9 SHALL HAVE A 6' BLOCK WALL IN ADDITION TO THE FUEL MODIFICATION

Flood

060 - Flood. 1                      0060-Flood-MAP MOCKINGBIRD FEE                      Not Satisfied  
This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

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 - CULTURAL RESOURCE PROF                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.  
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.  
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.  
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - CULTURAL RESOURCE PROF (cont.)      Not Satisfied

clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 3                      0060-Planning-MAP - CULTURAL SENS. TRAINING                      Not Satisfied

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

060 - Planning. 4                      0060-Planning-MAP - FEE BALANCE                                      Not Satisfied

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

060 - Planning. 5                      0060-Planning-MAP - HILLSIDE DEV. STANDARDS                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 6                      0060-Planning-MAP - NATIVE MONITOR REQ                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site



Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      0060-Planning-MAP - NATIVE MONITOR REQ (cont.)                      Not Satisfied

during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 7                      0060-Planning-MAP - PRESERVATION PLAN                      Not Satisfied

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 7                    0060-Planning-MAP - PRESERVATION PLAN (cont.)                    Not Satisfied  
(CA-RIV-11763, 11764, 11765 and 11766 ). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.
- 060 - Planning. 8                    0060-Planning-MAP - REQUIRED APPLICATIONS                    Not Satisfied  
No grading permits shall be issued until Change of Zone No. 7843 has been approved and adopted by the Board of Supervisors and has been made effective.
- 060 - Planning. 9                    0060-Planning-MAP - SECTION 1601/1603 PERMIT                    Not Satisfied  
Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.
- 060 - Planning. 10                    0060-Planning-MAP - SECTION 404 PERMIT                    Not Satisfied  
Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.
- 060 - Planning. 11                    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 and exceed ten (10) feet in

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con    Not Satisfied  
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.

060 - Planning. 12                      0060-Planning-MAP - TEMPORARY FENCING                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-11764, 11765 and 11766 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
  - a. In the event that construction activities are to take place within 100 feet of archaeological site(s) \_\_\_\_\_ (insert site number(s)), the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
    - b. The project archaeologist shall identify the site boundaries.
    - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
    - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
    - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12                      0060-Planning-MAP - TEMPORARY FENCING (cont.)                      Not Satisfied

Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), \_\_\_\_\_ (insert site number(s)).  
f. Fencing may be removed after the conclusion of construction activities.

060 - Planning. 13                      0060-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 stated in their letter dated February 10, 2014, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

With mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass. i.e., leaving the grass clippings on the lawn. or sending separated green waste to a composting facility.

060 - Planning. 14                      0060-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 February 10, 2014, generally summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 3127 (California Solid Waste

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14                      0060-Planning-MAP- AGENCY CLEARANCE (cont.)                      Not Satisfied

Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the laws, or sending separated green waste to a composting facility.

060 - Planning. 15                      0060-Planning-MAP- COMMUNITY TRAIL ESMNT                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1 and 2 as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 16                      0060-Planning-MAP- GRADING & BRUSHING AREA                      Not Satisfied

The land divider/permit holder shall cause grading plans to

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 16                      0060-Planning-MAP- GRADING & BRUSHING AREA (cont.)      Not Satisfied  
be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 17                      0060-Planning-MAP- POST & BEAM FOUNDATIONS                      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

060 - Planning. 18                      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 74.81 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR      Not Satisfied  
Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning-EPD

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

Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 2                    0060-Planning-EPD-EPD - BIO MONITOR PLAN                    Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

060 - Planning-EPD. 3                    0060-Planning-EPD-EPD - FENCE PLAN                    Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Avoided D-1/D-2 Areas On Site," and are outside of the "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3            0060-Planning-EPD-EPD - FENCE PLAN (cont.)            Not Satisfied

riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 4            0060-Planning-EPD-EPD - 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 August 31st). 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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. 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 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

060 - Planning-EPD. 5            0060-Planning-EPD-EPD - MITIGATION CREDITS            Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC.  
In the event that onsite mitigation is included in the



Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5            0060-Planning-EPD-EPD - MITIGATION CREDITS (cont.)            Not Satisfied

mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 6            0060-Planning-EPD-EPD - TEMPORARY FENCING            Not Satisfied

The areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the mapped project footprint on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 4.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" dated: October 15, 2014, revised December 4, 2014. The document must be prepared by a biologist who has an MOU with the County of Riverside. In EPD may also inspect the site prior to grading permit issuance.

Regional Parks and Open Space

060 - Regional Parks and Op: 0060-Regional Parks and Open Space-MAP - TRAIL PLAN A            Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Transportation

060 - Transportation. 1            0060-Transportation-MAP - PHASING            Not Satisfied

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2      0060-Transportation-MAP - SUBMIT FINAL WQMP      Not Satisfied

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

060 - Transportation. 3      0060-Transportation-MAP - SUBMIT GRADING PLAN      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 4      0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF      Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Plan: TR36639E01

Parcel: 273310053

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4      0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF      Not Satisfied

060 - Transportation. 5      EOT1 - FINAL WQMP FOR GRADING      Not Satisfied

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

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

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1      0070-Planning-MAP - CURATION OF COLLECTIONS      Not Satisfied

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2      0070-Planning-MAP - PHASE IV MONITOR REPORT      Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate

Plan: TR36639E01

Parcel: 273310053

70. Prior To Grading Final Inspection

Planning

070 - Planning. 2                      0070-Planning-MAP - PHASE IV MONITOR REPORT (cont.)      Not Satisfied  
compliance with the approved conditions of approval. Upon  
determining the report is adequate, the County  
Archaeologist shall clear this condition.

Regional Parks and Open Space

070 - Regional Parks and Open Space      0070-Regional Parks and Open Space-MAP - TRAIL GRADE      Not Satisfied  
Prior to final grading inspection, the applicant is  
required to have graded the proposed project site in  
accordance with the grading plan and comply with conditions  
of the Regional Park and Open-Space District's approval  
exhibit/trail plan.

070 - Regional Parks and Open Space      0070-Regional Parks and Open Space-MAP - TRAIL GRADE      Not Satisfied  
Prior to the issuance of final grading inspection, the  
Regional Park and Open-Space District, in conjunction with  
a representative from Riverside County Department of  
Building and Safety Grading Division, shall inspect the  
proposed project site in order to ensure that the trail  
grading meets the County standards as determined by the  
Park District and in conjunction with the Building and  
Safety Department Grading Division.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO B/PMT W/O G/PMT                      Not Satisfied  
Prior to the issuance of any building permit, the property  
owner shall obtain a grading permit and/or approval to  
construct from the Building and Safety Department.

080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied  
Prior to the issuance of any building permit, the applicant  
shall obtain rough grade approval and/or approval to  
construct from the Building and Safety Department. The  
Building and Safety Department must approve the completed  
grading of your project before a building permit can be  
issued. Rough Grade approval can be accomplished by  
complying with the following:

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

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

E Health

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

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

Fire

080 - Fire. 1                              0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 2                              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.

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP MOCKINGBIRD FEE                      Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3                      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. 4                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 5                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 7                      0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be

Plan: TR36639E01

Parcel: 273310053

**80. Prior To Building Permit Issuance**

**Planning**

**080 - Planning. 7                      0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN (con)    Not Satisfied**

submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

**080 - Planning. 8                      0080-Planning-MAP- FINAL SITE PLAN                                              Not Satisfied**

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 1st District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks,



Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP- FINAL SITE PLAN (cont.)

Not Satisfied

mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP- FINAL SITE PLAN (cont.)                      Not Satisfied

080 - Planning. 9                      0080-Planning-MAP- SCHOOL MITIGATION                      Not Satisfied

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

080 - Planning. 10                      0080-Planning-MAP- Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP- Walls/Fencing Plans (cont.)                      Not Satisfied

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-MAP - BIO MONITOR REPORT                      Not Satisfied

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

080 - Planning-EPD. 2                      0080-Planning-EPD-MAP - PERMANENT FENCE                      Not Satisfied

Prior to the issuance of a building permit, the areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 2            0080-Planning-EPD-MAP - PERMANENT FENCE (cont.)            Not Satisfied

December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

080 - Transportation. 1            0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST            Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Community Facilities District, or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Washington Street, Nandina Avenue, and, street between lots 42 & 43.
- (2) Streetlights (all streets).
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

080 - Transportation. 2            0080-Transportation-MAP - ESTABLISH MAINT ENTITY            Not Satisfied

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

080 - Transportation. 3            0080-Transportation-MAP - ESTABLISH MAINT ENTITY            Not Satisfied

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

080 - Transportation. 4            0080-Transportation-MAP - IMPLEMENT WQMP            Not Satisfied

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4      0080-Transportation-MAP - IMPLEMENT WQMP (cont.)      Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

080 - Transportation. 5      0080-Transportation-MAP - IMPLEMENT WQMP      Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

080 - Transportation. 6      0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6      0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc    Not Satisfied

monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as LMD 89-1-C, County CFD or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 7      0080-Transportation-MAP - LC LANDSCAPE SECURITIES      Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7      0080-Transportation-MAP - LC LANDSCAPE SECURITIES (c    Not Satisfied  
planting and irrigation components are thriving and in good  
working order consistent with the approved landscaping  
plans.

080 - Transportation. 8      0080-Transportation-MAP - LC LNDSCPNG PROJ SPECIFI    Not Satisfied

In addition to the requirements of the Landscape and  
Irrigation Plan submittal, the following project specific  
conditions shall be imposed:

1. Project shall comply with the latest version of Ord. 589.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3.
3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
4. Trees shall be hydrozoned separately.
5. Project shall use County standard details for which the application is available in County Standard Detail Format.
6. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
7. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
8. Purple pipe shall be used in all common space areas and irrigation systems maintained by a maintenance district.
9. Hydroseeding is not be permitted in stormwater BMP areas, container stock will be required.
10. Water Quality swales must comply with the following: Irrigation and planting must be zoned to reflect grading. Zones shall be Upper / Slope areas and Lower / Bottom areas (front yard swales).
11. Water Quality swales must comply with the following: Irrigation valves and mainlines shall be located on street side of easement (front yard swales).
12. Water Quality swales must comply with the following: Valves shall incorporate multiple lots as feasible based on flow rates (front yard swales).
13. Water Quality swales must comply with the following: Maintenance easement shall not bisect slopes (front yard swales).
14. Water Quality swales must comply with the following: A minimum 6"-12" maintenance bench must be provided at the tops and bottoms of slopes within the maintenance easement (front yard swales).

Plan: TR36639E01

Parcel: 273310053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8      0080-Transportation-MAP - LC LNDSCPNG PROJ SPECIFI (    Not Satisfied

15. Water Quality swales must comply with the following: A  
mow curb shall be provided at the outer edge (perimeter) of  
the easement to delineate the area (front yard swales).

16. Water Quality swales must comply with the following:  
Plant material: 4" Carex may be used for the swale bottom  
if spaced no further apart than 12" on center (front yard  
swales).

080 - Transportation. 9      EOT1 - WQMP AND MAINTENANCE      Not Satisfied

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

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

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

Waste Resources

080 - Waste Resources. 1      0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF    Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan  
(WRP) shall be submitted to the Riverside County  
Department of Waste Resources for approval. At a minimum,  
the WRP must identify the materials (i.e., concrete,  
asphalt, wood, etc.) that will be generated by construction  
and development, the projected amounts, the  
measures/methods that will be taken to recycle, reuse,  
and/or reduce the amount of materials, the facilities  
and/or haulers that will be utilized, and the targeted  
recycling or reduction rate. During project construction,  
the project site shall have, at a minimum, two (2) bins:  
one for waste disposal and the other for the recycling of  
Construction and Demolition (C&D) materials. Additional  
bins are encouraged to be used for further source  
separation of C&D recyclable materials. Accurate record  
keeping (receipts) for recycling of C&D recyclable  
materials and solid waste disposal must be kept.  
Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant/owner



Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                    0090-BS-Grade-MAP - BMP GPS COORDINATES (cont.)                    Not Satisfied  
shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2                    0090-BS-Grade-MAP - PRECISE GRDG APPROVAL                    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 and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3                    0090-BS-Grade-MAP - REQ'D GRDG INSP'S                    Not Satisfied

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

1. Precise grade inspection.

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

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.)                      Not Satisfied

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied

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

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

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

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied

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

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 8                      EOT1 - WQMP REQUIRED                      Not Satisfied

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

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

E Health

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

Environmental Health Clearance prior to final inspection.

090 - E Health. 2                      0090-E Health-USE-ALT SYSTEM DEED RECORD                      Not Satisfied

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

090 - E Health. 3                      0090-E Health-USE-QUALIFIED SERVICE PROVIDER                      Not Satisfied

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

090 - E Health. 4                      0090-E Health-USE-RENEWABLE OPERATING PERMIT                      Not Satisfied

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

Planning

090 - Planning. 1                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

Fencing shall be provided throughout the subdivision in

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE (cont.)                      Not Satisfied  
    accordance with the approved final site development plans.

090 - Planning. 3                      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 stated in their letter dated February 10, 2014, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the laws, or sending separated green waste to a composting facility.

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Planning

- |                   |                                             |               |
|-------------------|---------------------------------------------|---------------|
| 090 - Planning. 3 | 0090-Planning-MAP- AGENCY CLEARANCE (cont.) | Not Satisfied |
| 090 - Planning. 4 | 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 February 10, 2014, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending seperated green waste to a composting facility.

- |                   |                                    |               |
|-------------------|------------------------------------|---------------|
| 090 - Planning. 5 | 0090-Planning-MAP- QUIMBY FEES (2) | Not Satisfied |
|-------------------|------------------------------------|---------------|

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to ISSUANCE OF BUILDING PERMIT INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 7                      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 74.81 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.

Regional Parks and Open Space

090 - Regional Parks and Open Space-MAP - TRAIL CONST                      Not Satisfied

Prior to the issuance of the 25 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

090 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE                      Not Satisfied

Prior to the issuance of the 25 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2      0090-Transportation-MAP - BMP EDUCATION      Not Satisfied

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

090 - Transportation. 3      0090-Transportation-MAP - BMP EDUCATION      Not Satisfied

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

090 - Transportation. 4      0090-Transportation-MAP - BMP MAINT AND INSPECTION      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted



Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4      0090-Transportation-MAP - BMP MAINT AND INSPECTION | Not Satisfied  
to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

090 - Transportation. 5      0090-Transportation-MAP - BMP MAINT AND INSPECTION      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

090 - Transportation. 6      0090-Transportation-MAP - FACILITY COMPLETION      Not Satisfied

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

090 - Transportation. 7      0090-Transportation-MAP - LANDSCAPING      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way),

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7      0090-Transportation-MAP - LANDSCAPING (cont.)      Not Satisfied  
in accordance with Ordinance 461, Comprehensive Landscaping  
Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Washington Street and  
Nandina Avenue.

090 - Transportation. 8      0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR      Not Satisfied

The developer/permit holder shall coordinate with their  
designated landscape representative and the Riverside  
County Transportation Department's landscape inspector to  
ensure all landscape planting and irrigation systems have  
been installed in accordance with APPROVED EXHIBITS,  
landscaping, irrigation, and shading plans. The  
Transportation Department will ensure that all landscaping  
is healthy, free of weeds, disease and pests; and,  
irrigation systems are properly constructed and determined  
to be in good working order. The developer/permit holder's  
designated landscape representative and the Riverside  
County Transportation Department's landscape inspector  
shall determine compliance with this condition and execute  
a Landscape Certificate of Completion. Upon determination  
of compliance, the Transportation Department shall clear  
this condition.

090 - Transportation. 9      0090-Transportation-MAP - LC LNDSCP INSPECT DEPOST      Not Satisfied

Prior to building permit final inspection, the  
developer/permit holder shall file an Inspection Request  
Form and deposit sufficient funds to cover the costs of the  
Pre-Installation, the Installation, and One Year  
Post-Establishment landscape inspections. In the event  
that an open landscape case is not available, then the  
applicant shall open a FEE ONLY case to conduct  
inspections. The deposit required for landscape  
inspections shall be determined by the Riverside County  
Landscape Division. The Transportation Department shall  
clear this condition upon determination of compliance.

090 - Transportation. 10      0090-Transportation-MAP - LNDSCPE INSPCTN RQRMNTS      Not Satisfied

The permit holder's landscape architect responsible for  
preparing the Landscaping and Irrigation Plans (or on-site  
representative) shall arrange for a INSTALLATION INSPECTION  
with the Transportation Department at least five (5)  
working days prior to the installation of any landscape or  
irrigation components.

Upon successful completion of the INSTALLATION INSPECTION,

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10      0090-Transportation-MAP - LNDSCPE INSPCTN RQRMNTS      Not Satisfied

the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 11      0090-Transportation-MAP - STREETLIGHTS INSTALL      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12      0090-Transportation-MAP - UTILITY INSTALL      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 13      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

03/22/19  
15:40

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 61

Plan: TR36639E01

Parcel: 273310053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 13      0090-Transportation-MAP - WRCOG TUMF (cont.)      Not Satisfied  
the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 14      EOT1 - WQMP COMP AND BNS REG      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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