

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



ITEM
1.2
(ID # 10161)

MEETING DATE:

Tuesday, June 25, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phil Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development – Medium Density Residential (MDR) (2-5 du/ac) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Acres – Zoning: One Family Dwellings, 10,000 sq. ft. minimum (R-1-10000) – APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081, extending the expiration date to March 1, 2021. District 3. [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 17, 2019. The Tentative Tract Map No. 32081 will now expire on March 1, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

6/10/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt 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: June 25, 2019
Page 1 of 3 Planning, Applicant ID# 10161

Kecia Harper
Clerk of the Board

By: 1.2
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 32081 was approved by the Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6968 where both applications were approved on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was approved by the Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007. However, per Riverside County Ordinance No. 460, the original expiration date remained March 1, 2008.

The First Extension of Time was received on February 13, 2008, ahead of the expiration date of March 1, 2008. The first extension was approved on July 6, 2011, extending the expiration date to March 1, 2012.

The Second Extension of Time was received on March 18, 2016. The applicant and the County negotiated conditions of approval and reached consensus on April 6, 2017.

The Third Extension of Time was filed on March 16, 2017. The third extension of time was processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval were imposed on both Extensions of Time.

The Fourth Extension of Time was received on January 25, 2018, ahead of the expiration date of March 1, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 7, 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.

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

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the 4th extension of time for Tentative Tract Map No. 32081 on April 17, 2019. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake was absent).

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:

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



Jason Farin, Senior Management Analyst 6/19/2019



**PLANNING COMMISSION
MINUTE ORDER
APRIL 17, 2019**

I. AGENDA ITEM 1.2

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phil Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development – Medium Density Residential (MDR) (2-5 du/ac) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive, and easterly of Cornell Street – 6.41 Acres – Zoning: One Family Dwellings – 10,000 sq. ft. min. (R-1-10000) – Approved Project Description: Schedule "A" subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes.

II. PROJECT DESCRIPTION:

Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Hake Absent)

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: April 17, 2019

PROPOSED PROJECT

Case Number(s): TR32081E04

Applicant(s):

Area Plan: San Jacinto Valley

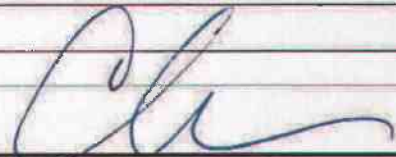
Phil Rheingans

Zoning Area/District: Ramona District

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 450-080-048


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 32081 has requested an extension of time to allow for the recordation of the final map to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes. The project is located south of Thornton Avenue, west of Dartmouth Street, north of Crest Drive and east of Cornell Street.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32081**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2021, 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. 32081 was approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6968 where both applications were approved on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007. However, per Riverside County Ordinance No. 460, the original expiration date remained March 1, 2008.

The First Extension of Time was received February 13, 2008, ahead of the expiration date of March 1, 2008. The first extension was approved on July 6, 2011, extending the expiration date to March 1, 2012.

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The Third Extension of Time was filed March 16, 2017. The third extension of time was processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval were imposed on both Extension of Times.

The Fourth Extension of Time was received January 25, 2018, ahead of the expiration date of March 1, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 7, 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 (March 7, 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.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand

for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 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.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on March 1, 2021.

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 March 1, 2021. If a Final Map has not been recorded prior to this date, the tentative map will expire.

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

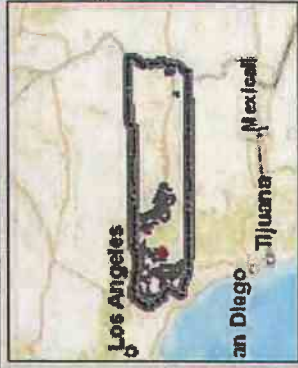
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract 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.

Template Location: Y:\Planning Case Files-Riverside office\TR32081\4th EOT

4th EOT for TR32081

Vicinity Map



Legend

- ☐ Parcels
- County Centerline Names
- County Centerlines
- Blue-line Streams
- City Areas

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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© Riverside County GIS

Extension of Time Environmental Determination

Project Case Number: TR32081

Original E.A. Number: 39551

Extension of Time No.: 4th EOT

Original Approval Date: March 1, 2005

Project Location: Southerly of Thornton Avenue, Westerly of Dartmouth Street, Northerly of Crest Drive and Easterly of Cornell Street

Project Description: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

On March 1, 2005, 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: 4/2/19
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Thursday, March 07, 2019 10:29 AM
To: Villalobos, Gabriel
Subject: [EXTERNAL MAIL] Re: Recommended Conditions for TR32081 4th EOT

Gabriel,

These conditions are accepted so we can get an EOT. Please move forward on processing EOT.

Thank you,
Phil Rheingans
619-520-8753

Sent from my iPhone

On Mar 6, 2019, at 3:59 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Hey Phil,

Please see the original message below, this EOT will extend the map until March 1, 2021.

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us

From: Villalobos, Gabriel
Sent: Wednesday, August 01, 2018 3:42 PM
To: 'phil@rheingansfarms.com' <phil@rheingansfarms.com>
Subject: FW: Recommended Conditions for TR32081 4th EOT

Good Afternoon Phil,

Here is the original message, please review and send back your acceptance letter as soon as you can so I can finish the staff report and schedule the case for the next available Planning Commission hearing. Thanks!

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us


From: Villalobos, Gabriel
Sent: Tuesday, February 06, 2018 5:42 PM
To: 'phil@rheingansfarms.com' <phil@rheingansfarms.com>
Subject: Recommended Conditions for TR32081 4th EOT

Attn: Phil Rheingans
PO Box 8986
Moscow, ID 83843

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32081.

The County Planning Department has determined it necessary to recommend 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.

Please review the proposed conditions of approval attached in this correspondence.

 submit a short written letter/memo/email that clearly references the conditions by name and number, and clearly state that you, the EOT applicant, accept the conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------------------|---------------------------|
| 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 BNS REG |
| 60. FINAL WQMP FOR GRADING | |

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

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

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

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

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

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us

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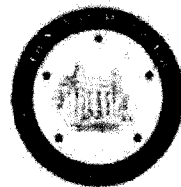
County of Riverside California

<TR32081 4th EOT COA.pdf>



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/02/19, 2:59 pm

TR32081E04

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR32081E04. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

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

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

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

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

BS-Grade. 3 0010-BS-Grade-MAP-G1.6 DUST CONTROL

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

BS-Grade. 4 0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

Observe slope setbacks from buildings and property lines

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS (cont.)
per the California Building Code - as amended by Ordinance
457.

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

BS-Grade. 5 0010-BS-Grade-MAP-G2.22 PVT RD GDG PMT

Constructing a private road requires a grading permit.

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

BS-Grade. 6 0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

BS-Grade. 7 0010-BS-Grade-MAP-G2.8 MINIMUM DRAINAGE GRAD

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

BS-Grade. 8 0010-BS-Grade-MAP-GIN INTRODUCTION

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

ADVISORY NOTIFICATION DOCUMENT**Fire****Fire. 1 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 CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

Fire. 2 0010-Fire-MAP*-#16-HYDRANT/SPACING

Schedule A 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 660 feet apart.

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070329
DRAFT DMARES 20070321
TR32081M1

Flood**Flood. 1 0010-Flood-MAP - EOT WQMP REQUIRED**

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

Comments: INEFFECT VACALDE6 20110921
RECOMMND CATMORAL 20110330
DRAFT CATMORAL 20110330
TR32081M1

Flood. 2 0010-Flood-MAP 10 YR CURB - 100 YR ROW

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-MAP 10 YR CURB - 100 YR ROW (cont.)
exceeded, additional drainage facilities shall be
installed. The property shall be graded to drain to the
adjacent street or an adequate outlet.

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 3 0010-Flood-MAP 100 YR SUMP OUTLET

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

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 4 0010-Flood-MAP BMP - TRASH RACKS

Trash Racks shall be installed at all inlet structures that
collect runoff from open areas with potential for large,
floatable debris.

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 5 0010-Flood-MAP FLOOD HAZARD REPORT

This is a proposal to subdivide 6.4 acres into residential
single family lots in the Hemet area. The site is located
on the westside of Dartmouth Street approximately 400 feet
south of Thornton Avenue.

The site is subject to offsite runoff from a small local
area to the east. The development is within the San
Jacinto River watershed and the District is concerned about
the impacts of increased runoff on downstream properties
and water quality tributary to Canyon Lake and Lake
Elsinore. The development provides mitigation to these
concerns with Lot 3 dedicated to receive a large majority
of the onsite runoff. Flows will be metered out of the lot
through a curb outlet back into Paseo Verde. While no
calculations were provided, the configuration for Lot 3

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 5 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)
appears to be provide enough volume to adequately provide
for necessary mitigation. Lot 3 shall be zoned W-1. A
viable maintenance mechanism, approved by both the District
and County, must be provided and in-place prior to the
District issuing grading permits.

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 6 0010-Flood-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 a detention basin. Although final
design of the basin 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 size,
shape, and location of the proposed basin is sufficient to
mitigate the impacts of the development.

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 7 0010-Flood-MAP INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates
on downstream properties. Mitigation shall be required to
offset such impacts. An increased runoff basin shall be
shown on the exhibit and calculations supporting the size
of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed
through a detention facility(s) to mitigate increased
runoff. All basins must have positive drainage; dead
storage basins shall not be acceptable.

A complete drainage study including, but not limited to,
hydrologic and hydraulic calculations for the proposed
detention basin shall be submitted to the District for
review and approval.

Storms to be studied will include the 1-hour, 3-hour,
6-hour and 24-hour duration events for the 2-year, 5-year

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)

and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition → LOW LOSS = 90%
2. Developed Condition → LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site → LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)
minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 8 0010-Flood-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 NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Flood. 9 0010-Flood-MAP PERP DRAINAGE PATTERNS

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

Comments: INEFFECT NALITTLE 20070710
RECOMMND SMOOMAN 20061019
DRAFT SMOOMAN 20061018
TR32081M1

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS EOT1

The developer/permit holder or any successor in interest

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS EOT1 (cont.)
shall comply with the following codes for the life of this
project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

Comments: INEFFECT VACALDE6 20110921
RECOMMND CATMORAL 20110330
DRAFT CDIMAG11 20110329
TR32081M1

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO EOT1

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

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

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO EOT1
(cont.)

archaeologist, the Native American tribal representative
(or other appropriate ethic/cultural group representative),
and the Planning Director to discuss the significance of
the find.

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

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

Comments: INEFFECT VACALDE6 20110921
RECOMMND CATMORAL 20110330
DRAFT CDIMAGI1 20110329
TR32081M1

Planning. 3 0010-Planning-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
the approval or conditional approval of this project.

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070402
TR32081M1

Planning. 4 0010-Planning-MAP - DESIGN GUIDELINES

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070330
DRAFT DMARES 20070330
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 5 0010-Planning-MAP - FEES FOR REVIEW

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - FEES FOR REVIEW (cont.)

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 6

0010-Planning-MAP - LC LANDSCAPE MAINTENANCE

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

Comments: INEFFECT VACALDE6 20110921
RECOMMND CATMORAL 20110330
DRAFT CATMORAL 20110330
TR32081M1

Planning. 7

0010-Planning-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

ADVISORY NOTIFICATION DOCUMENT

Planning

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

the successful completion of the twelve (12) month 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.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
 - 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
 - 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.
- EOT1

Comments: INEFFECT VACALDE6 20110921
RECOMMND KEARLY 20110426
DRAFT KEARLY 20110426
TR32081M1

Planning. 8 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 9 0010-Planning-MAP - NPDES COMPLIANCE (I)

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-MAP - NPDES COMPLIANCE (I) (cont.)

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 10 0010-Planning-MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 11 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 12 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

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 CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 13 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 14 0010-Planning-MAP - REQUIRED MINOR PLANS

For each of the below listed items if not previously submitted 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

1. Model Home Complex Plan shall be filed and approved for each phase if models change between phases.

2. 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.

(AMENDED AS PER MC#1)

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070409
DRAFT SESTEYBA 20070409
RECOMMND DMARES 20070330
DRAFT DMARES 20070330
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 15 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

a. Lots 1,2 and 4-15 created by this map shall conform to the design standards of the R-1-10,000 zone.

b. Lot 3 (non residential lot) shall conform to the design standards of the W-1 zone.

All Residential lots under R-1-10,000 shall comply with the following:

c. The front yard setback is 20 feet.

d. The side yard setback is 5 feet.

e. The street side yard setback is 10 feet.

f. 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.

g. The minimum average width of each lot is 65 feet.

h. The maximum height of any building is 40 feet.

i. The minimum parcel size is 10,000 square feet.

j. No more than 50% of the lot shall be covered by structure.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

k. 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,

THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

(AMENDED AS PER MC#1)

Comments: INEFFECT CVALDEZ 20070710
RECOMMND DMARES 20070330
DRAFT DMARES 20070330
RECOMMND SESTEYBA 20070323
TR32081M1

Planning. 16 0020-Planning-MAP - EXPIRATION DATE

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

Comments: INEFFECT CVALDEZ 20070710
RECOMMND SESTEYBA 20070402
TR32081M1

Planning-All

Planning-All. 1 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. 32081 Minor Change No. 1 shall be henceforth

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - DEFINITIONS (cont.)
defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32081 Minor
Change No. 1 (TR32081M1), dated 9/22/06.

EXHIBIT L = Exhibit L (Conceptual Landscaping Plans),
Tentative Tract Map No. 32081 Minor Change No. 1
(TR32081M1), dated 9/22/06.

EXHIBIT L1 = Exhibit L1 (Overall Site Planting Concept),
Tentative Tract Map No. 32081 Minor Change No. 1
(TR32081M1), dated 9/22/06.

EXHIBIT L2 = Exhibit L2 (Proposed Plant Palette), Tentative
Tract Map No. 32081 Minor Change No. 1 (TR32081M1), dated
9/22/06.

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

(AMENDED AS PER MC#1)

Comments: INEFFECT NALITTLE 20070710
RECOMMND DMARES 20070330
DRAFT DMARES 20070330
RECOMMND SESTEYBA 20070308
DRAFT SESTEYBA 20070308
RECOMMND PCHOU 20061130
DRAFT PCHOU 20061130
RECOMMND PCHOU 20061107
TR32081M1

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

The land divider or any successor-in-interest shall defend,
indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim,
action, or proceeding against the COUNTY, its agents,
officers, or employees to attack, set aside, void, or annul
an approval of the COUNTY, its advisory agencies, appeal
boards, or legislative body concerning the TENTATIVE MAP,
which action is brought within the time period provided
for in California Government Code, Section 66499.37. The
COUNTY will promptly notify the land divider of any such
claim, action, or proceeding against the COUNTY and will
cooperate fully in the defense. If the COUNTY fails to
promptly notify the land divider of any such claim, action,

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
or proceeding or fails to cooperate fully in the defense,
the land divider shall not, thereafter, be responsible to
defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT NALITTLE 20070710
RECOMMND PCHOU 20061107
TR32081M1

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

TENTATIVE TRACT MAP NO. 32081 MINOR CHANGE NO. 1 is a
proposal to adjust the lot lines between Lot 9, 10, and
12 which would reduce the acreage of Lot 10 from 0.33 to
0.26, increase the acreage of Lot 9 from 0.35 to 0.41,
increase the acreage of Lot 12 from 0.29 to 0.30. Lot 13
of the original tract map (TR32081) will be removed from
the project and the lots will be renumbered to reflect this
change.

The Tentative Tract Map minor change will now create 14
residential lots ranging in size from 23,000 square feet
to 10,200 square feet, and for a lot for water quality
control approximately 12,000 square feet.

(AMENDED PER MC#1)

Comments: INEFFECT NALITTLE 20070710
RECOMMND DMARES 20070330
DRAFT DMARES 20070330
RECOMMND SESTEYBA 20070308
DRAFT SESTEYBA 20070308
RECOMMND PCHOU 20061107
TR32081M1

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE (EOT1)

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 VACALDE6 20110921
RECOMMND REGRAMLI 20110216
DRAFT REGRAMLI 20110214
TR32081M1

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

Comments: INEFFECT NALITTLE 20070710
RECOMMND KTSANG 20061213
DRAFT KTSANG 20061213
TR32081M1

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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

Comments: INEFFECT NALITTLE 20070710
RECOMMND KTSANG 20061213
DRAFT KTSANG 20061213
TR32081M1

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

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

Comments: INEFFECT NALITTLE 20070710
RECOMMND KTSANG 20061213
DRAFT KTSANG 20061213
TR32081M1

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

The Transportation Department has not required a traffic

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-MAP - TS/EXEMPT (cont.)
study for the subject project. It has been determined that
the project is exempt from traffic study requirements.

Comments: INEFFECT NALITTLE 20070710
RECOMMND KTSANG 20061213
DRAFT KTSANG 20061213
TR32081M1

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner 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 exhibit 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 exhibit 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 NALITTLE 20070710
RECOMMND KTSANG 20061213
DRAFT KTSANG 20061213
TR32081M1

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15:00

Riverside County PLUS
CONDITIONS OF APPROVAL

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Plan: TR32081E04

Parcel: 450080048

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT2- LEA CLEARANCE Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

050 - E Health. 2 0050-E Health-EOT2- PHASE I ESA REQUIRED Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

050 - E Health. 3 0050-E Health-EOT2- WATER & SEWER WILL SERVE Not Satisfied

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.

050 - E Health. 4 0050-E Health-EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

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

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 5 EOT4 - 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-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water

04/02/19
15:00

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 2

Plan: TR32081E04

Parcel: 450080048

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS (cont.) Not Satisfied
company, the originals shall be presented to the Fire
Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied
ECS 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.

Flood

050 - Flood. 1 0050-Flood-MAP - EOT WQMP REQUIRED Not Satisfied
In order to comply with the County's Municipal Storm Sewer
System (MS4) Permit, this development is required to
mitigate its water quality impacts. A project specific
final Water Quality Management Plan (WQMP) shall be
submitted to the District for review and approval.

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT Not Satisfied
Unless an alternate viable maintenance entity is
established, the CC&R's for the development's Homeowners
Association (HOA) shall contain provisions for all
structural 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 BMP's within the project boundaries. A copy of
the CC&R's shall be submitted to the District for review
and approval.

050 - Flood. 3 0050-Flood-MAP HEMET REGIONAL ADP FEES Not Satisfied
A notice of drainage fees shall be placed on the
environmental constraint sheet and final map. The exact
wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the

Hemet Regional Area Drainage Plan which was adopted by the
Board of Supervisors of the County of Riverside pursuant to
Section 10.25 of Ordinance 460 and Section 66483, et seq,
of the Government Code and that said property is subject to
fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of

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Flood

050 - Flood. 3 0050-Flood-MAP HEMET REGIONAL ADP FEES (cont.) Not Satisfied

Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of 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 - Flood. 5 0050-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading 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 District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 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

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Planning

050 - Planning. 1 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

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 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 the tentative map, 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.

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050 - Planning. 1 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from 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 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. 2 0050-Planning-MAP - CCOC FOR REMNDR PARCEL Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - COMMON AREA MAINTENANCE Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established to assume ownership and maintenance responsibility for all common recreation, open space,

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050 - Planning. 3 0050-Planning-MAP - COMMON AREA MAINTENANCE (cor Not Satisfied

circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to the BMP Basin (Lot 3), entry monuments, common area landscaping and walls, and other open space areas.

(ADDED AS PER MC#1)

050 - Planning. 4 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 5 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - ECS NOTE ARCHAEOLOGICAL Not Satisfied

The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report was prepared for this property on 11/15/04 by Scientific

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050 - Planning. 6 0050-Planning-MAP - ECS NOTE ARCHAEOLOGICAL (cont. Not Satisfied
Resource Survey, Inc. 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. 7 0050-Planning-MAP - ECS NOTE BIOLOGICAL Not Satisfied
The following Environmental Constraints note shall be
placed on the ECS: "County Biological Report No.
PD-B-02910 was prepared for this property on 6/8/04 by
Bruyea Biuological Consulting and is on file at the County
of Riverside Planning Department. The property is not
subject to biological resources restrictions based on the
results of the report."

050 - Planning. 8 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied
The following Environmental Constraints Note shall be
placed on the ECS:

"No permits allowing any grading, construction, or surface
alterations shall be issued which effect the delineated
constraint areas without further investigation and/or
mitigation as directed by the County of Riverside Planning
Department. This constraint affects lots as shown on the
Environmental Constraints Sheet."

050 - Planning. 9 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed
on the ECS:

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

050 - Planning. 10 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints
Sheet (ECS) in accordance with Section 2.2. E. & F. of
County Ordinance No. 460, which shall be submitted as part
of the plan check review of the FINAL MAP.

050 - Planning. 11 0050-Planning-MAP - FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall
determine if the deposit based fees for the TENTATIVE
MAP are in a negative balance. If so, any unpaid fees

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| 050 - Planning. 11 | 0050-Planning-MAP - FEE BALANCE (cont.) | Not Satisfied |
| shall be paid by the land divider and/or the land divider's successor-in-interest. | | |
| 050 - Planning. 12 | 0050-Planning-MAP - FINAL MAP PREPARER | Not Satisfied |
| The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer. | | |
| 050 - Planning. 13 | 0050-Planning-MAP - PREPARE A FINAL MAP | Not Satisfied |
| After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460. | | |
| 050 - Planning. 14 | 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 Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. | | |
| 050 - Planning. 15 | 0050-Planning-MAP - REQUIRED APPLICATIONS | Not Satisfied |
| No FINAL MAP shall record until Change of Zone No. 7395 has 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[s] and/or zone[s] ultimately applied to the property. | | |
| (AMENDED AS PER MC#1) | | |
| 050 - Planning. 16 | 0050-Planning-MAP - REQUIRED CHANGE OF ZONE | Not Satisfied |
| The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective. | | |
| 050 - Planning. 17 | 0050-Planning-MAP - SURVEYOR CHECK LIST | Not Satisfied |

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Planning

050 - Planning. 17

0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)

Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 10,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-10,000 zone (excluding lot 3 - Detention Basin), and with the Riverside County Integrated Project (RCIP).

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

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

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

(AMENDED AS PER MC#1)

Transportation

050 - Transportation. 1

0050-Transportation-EOT3 - 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. 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

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Transportation

- 050 - Transportation. 1 0050-Transportation-EOT3 - FINAL ACCESS AND MAINT (α Not Satisfied
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)

- 050 - Transportation. 2 0050-Transportation-MAP - GRAFFITI ABATEMENT EOT1 Not Satisfied

The project proponent shall file an application for
annexation to Landscaping and Lighting Maintenance District
No. 89-1-Consolidated for graffiti abatement of walls and
other permanent structures along County maintained road
rights-of-way.

- 050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Paseo Verde shall be improved within the dedicated
right-of-way in accordance with County Standard No. 105,
Section A. (36'/60')

- 050 - Transportation. 4 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. 5 0050-Transportation-MAP - IMP PLANS (EOT1) Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s),
please review the Street Improvement Plan Policies
and Guidelines from the Transportation Department
Web site: [http://www.rctlma.org/trans/land_dev_](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html)
[plan_check_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

- 050 - Transportation. 6 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

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Transportation

050 - Transportation. 6 0050-Transportation-MAP - INTERSECTION/50' TANGENT (Not Satisfied
Planning and Development Review Division Engineer.

050 - Transportation. 7 0050-Transportation-MAP - LANDSCAPING APP. ANNEX Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 8 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Dartmouth Stret shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

050 - Transportation. 9 0050-Transportation-MAP - SOILS 2 Not Satisfied

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

050 - Transportation. 10 0050-Transportation-MAP - STREET LIGHTS CSA/L&LMD Not Satisfied

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

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

050 - Transportation. 11 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

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

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Transportation

050 - Transportation. 11 0050-Transportation-MAP - STREET NAME SIGN (cont.) Not Satisfied
Transportation Department.

050 - Transportation. 12 0050-Transportation-MAP - STREET SWEEPING Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 13 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate street light 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 14 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 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. 15 0050-Transportation-MAP - UTILITY PLAN (EOT1) 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - UTILITY PLAN (EOT1) (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. 16 EOT4 - 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. 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-EOT3 - REQ BMP SWPPP WQMP Not Satisfied

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT3 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - EOT2 APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - EOT2 IF WQMP REQUIRED Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - EOT2 NPDES/SWPPP Not Satisfied

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

Additionally, at the time the county adopts, as part of any

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - EOT2 NPDES/SWPPP (cont.) Not Satisfied
ordinance, regulations specific to the N.P.D.E.S., this
project (or subdivision) shall comply with them.

060 - BS-Grade. 5 0060-BS-Grade-MAP - EOT2 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. 6 0060-BS-Grade-MAP- EOT2 BMP CONST NPDES PERM 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.

060 - BS-Grade. 7 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits -
whichever comes first - the applicant shall provide the
Building and Safety Department evidence of compliance with
the following: "Effective March 10, 2003 owner operators
of grading or construction projects are required to comply
with the N.P.D.E.S. (National Pollutant Discharge
Elimination System) requirement to obtain a construction
permit from the State Water Resource Control Board (SWRCB).
The permit requirement applies to grading and construction
sites of "ONE" acre or larger. The owner operator can
comply by submitting a "Notice of Intent" (NOI), develop
and implement a STORM WATER POLLUTION PREVENTION PLAN
(SWPPP) and a monitoring program and reporting plan for the
construction site. For additional information and to obtain
a copy of the NPDES State Construction Permit contact the
SWRCB at (916) 341-5455.

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

060 - BS-Grade. 8 0060-BS-Grade-MAP-G2.1 GRADING BONDS Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP-G2.1 GRADING BONDS (cont.) Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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

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

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM Not Satisfied

A recorded drainage easement is required for lot to lot drainage.

060 - BS-Grade. 11 0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

060 - BS-Grade. 12 0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN Not Satisfied

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

060 - BS-Grade. 13 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

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

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

*The geotechnical/soils, compaction and inspection reports

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.) Not Satisfied
will be reviewed in accordance with the RIVERSIDE COUNTY
GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND
GEOLOGIC REPORTS.

060 - BS-Grade. 14 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied
All grading and drainage shall be designed in accordance
with Riverside County Flood Control & Water Conservation
District's conditions of approval regarding this
application. If not specifically addressed in their
conditions, drainage shall be designed to accommodate 100
year storm flows.

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

060 - BS-Grade. 15 EOT4 - 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)

Flood

060 - Flood. 1 0060-Flood-MAP - EOT WQMP REQUIRED Not Satisfied
In order to comply with the County's Municipal Storm Sewer
System (MS4) Permit, this development is required to
mitigate its water quality impacts. A project specific
final Water Quality Management Plan (WQMP) shall be
submitted to the District for review and approval.

060 - Flood. 2 0060-Flood-MAP BMP - FILTRATION Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 0060-Flood-MAP BMP - FILTRATION (cont.) Not Satisfied

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

060 - Flood. 3 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 4 0060-Flood-MAP HEMET REGIONAL ADP FEES Not Satisfied

TR 32081 M1 is located within the limits of the Hemet Regional Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 5 0060-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
a negative balance. If so, any outstanding fees shall be
paid by the applicant/developer.

060 - Planning. 2 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check
application for a grading plan to be submitted to the
county T.L.M.A - Land Use Division for review by the County
Department of Building and Safety - Grading Division. Said
grading plan shall be in conformance with the approved
tentative map, in compliance with County Ordinance No. 457,
and the conditions of approval for the tentative map.

060 - Planning. 3 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied
Since this project will disturb one (1) or more acres,
it will require a National Pollutant Discharge Elimination
System (NPDES) Construction General Permit from the State
Water Resources Control Board. Clearance for grading shall
not be given until either the district or the Department of
Building and Safety has determined that the project has
complied with the current County requirements regarding the
NPDES Construction General Permit.

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied
The land divider/permit holder shall retain a qualified
paleontologist for consultation and comment on the proposed
grading with respect to potential paleontological impacts.
The developer shall submit the name, telephone number and
address of the retained, qualified paleontologist to the
Planning Department and the Department of Building and
Safety. The paleontologist shall submit in writing to the
Planning Department - Development Review Division the
results of the initial consultation, and the paleontologist
shall include details of the fossil recovery plan, if
recovery was deemed necessary. Should the paleontologist
find the potential is high for impact to significant
resources, a pre-grade meeting between the paleontologist
and the excavation and grading contractor shall be
arranged. When necessary, in the professional opinion of
the retained paleontologist (and/or as determined by the
Planning Director), the paleontologist or representative
shall have the authority to monitor actively all project
related grading and construction and shall have the
authority to temporarily divert, redirect, or halt grading
activity to allow recovery of paleontological resources.

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION (cont.) 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 6.41 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 6 0060-Planning-MAP - SLOPE LANDSCAPE PLANS Not Satisfied

Landscaping plans for landscaping on any private side or rear yard slope greater than three feet (3') in height shall be approved by the Planning Department.

(ADDED AS PER MC#1)

060 - Planning. 7 0060-Planning-MAP/USE - BURROWING OWL SURVEY Not Satisfied

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - EOT2 MBTA SURVEY Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - EOT2 MBTA SURVEY (cont.) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-EOT3 - 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:

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-EOT3 - FINAL WQMP FOR GRADING (Not Satisfied
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

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

060 - Transportation. 2 EOT4 - 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.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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EOT2 ROUGH GRADE APPROVA Not Satisfied

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - EOT2 ROUGH GRADE APPROVA (c) Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP- EOT2 BMP CONST NPDES PERM Not Satisfied

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

080 - BS-Grade. 3 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

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-RES FIRE SPRINKLER EOT2 Not Satisfied

Residential fire sprinklers are required in all one and two

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80. Prior To Building Permit Issuance

Fire

- | | | |
|---|---|---------------|
| 080 - Fire. 2 | 0080-Fire-MAP-RES FIRE SPRINKLER EOT2 (cont.) | Not Satisfied |
| <p>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.</p> | | |

West County- Riverside Office 951-955-4777

Flood

- | | | |
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| 080 - Flood. 1 | 0080-Flood-MAP HEMET REGIONAL ADP FEES | Not Satisfied |
|----------------|--|---------------|

TR 32081 M1 is located within the limits of the Hemet Regional Area Drainage Plan for which drainage fees have been adopted.

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

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| 080 - Flood. 2 | 0080-Flood-MAP SUBMIT PLANS | Not Satisfied |
|----------------|-----------------------------|---------------|

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

- | | | |
|-------------------|---|---------------|
| 080 - Planning. 1 | 0080-Planning-MAP - 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.

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|-------------------|---|---------------|
| 080 - Planning. 2 | 0080-Planning-MAP - COMMON OS LANDSCAPE | Not Satisfied |
|-------------------|---|---------------|

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping

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Planning

080 - Planning. 2 0080-Planning-MAP - COMMON OS LANDSCAPE (cont.) Not Satisfied

plans for all common open space areas shall be approved.
Plans shall be in conformance with EXHIBIT L and EXHIBIT
L1. Landscaping plans for the common open space areas
shall be approved by the appropriate maintenance entity as
established by condition 50.FLOOD RI.9 (MAINT & INSPECT)
and 50.PLANNING.2 (COMMON AREA MAINTENANCE).

(ADDED AS PER MC#1)

080 - Planning. 3 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. 4 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
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
clearecd individually.

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Planning

080 - Planning. 5 0080-Planning-MAP - EXT ROW LANDSCAPE PLANS Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all exterior landscaping within the right-of-way and any open space lots/areas adjacent to the right-of-way shall be approved. Plans shall be in conformance with EXHIBIT L and EXHIBIT L1.

(ADDED AS PER MC#1)

080 - Planning. 6 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. 7 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 County Wide Design Guidelines.

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, 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7

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

Not Satisfied

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.

080 - Planning. 8

0080-Planning-MAP - FRONT YARD LANDSCAPING

Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 9

0080-Planning-MAP - INT ROW LANDSCAPE PLANS

Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - INT ROW LANDSCAPE PLANS (cont.) Not Satisfied
lots/areas adjacent to the right-of-way shall be approved
prior to the first building permit within this phase. Plans
shall be in conformance with EXHIBIT L and EXHIBIT L1.

(ADDED AS PER MC#1)

080 - Planning. 10 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. When the proposal is located within the Valley-Wide Recreation and Park District prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be

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Planning

080 - Planning. 10 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

NOTES:

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

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety, Grading Section only.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation

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Planning

080 - Planning. 10 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied
system. Use flow reducers to mitigate broken heads next to
sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3) NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually. Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 11 0080-Planning-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 Planning Department, Landscape Division. Once the Planning 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 planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

080 - Planning. 12 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied
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.
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. 13 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.

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Planning

080 - Planning. 14 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 15 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 16 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 17 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,

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 0080-Planning-MAP - Walls/Fencing Plans (cont.)

Not Satisfied

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).

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.

Transportation

080 - Transportation. 1 0080-Transportation-EOT3 -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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-EOT3 -WQMP AND MAINTENANCE (cc Not Satisfied

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)

080 - Transportation. 2 EOT4 - 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)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT3 - 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.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1

0090-BS-Grade-EOT3 - WQMP REQUIRED (cont.)

Not Satisfied

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

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

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

090 - BS-Grade. 2

0090-BS-Grade-MAP - EOT2 BMP GPS COORDINATES

Not Satisfied

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

090 - BS-Grade. 3

0090-BS-Grade-MAP - EOT2 IF WQMP REQUIRED

Not Satisfied

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

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

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - EOT2 IF WQMP REQUIRED (cont.) Not Satisfied
facility shall register such facility for annual inspections.

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

090 - BS-Grade. 4 0090-BS-Grade-MAP - EOT2 WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-MAP - EOT2 WQMP BMP INSPECTION Not Satisfied

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

090 - BS-Grade. 6 0090-BS-Grade-MAP - EOT2 WQMP BMP REGISTRATI Not Satisfied

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

090 - BS-Grade. 7 0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER Not Satisfied

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

090 - BS-Grade. 8 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN Not Satisfied

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 8 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN (cont.) Not Satisfied

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

090 - BS-Grade. 9 EOT4 - 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)

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRNK EOT2 Not Satisfied

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

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1

0090-Flood-MAP BMP - EDUCATION (cont.)

Not Satisfied

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

Planning

090 - Planning. 1

0090-Planning-MAP - BLOCK WALL

Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative wall along the perimeter of the project site. The required wall shall be subject to the approval of the County Department of Building and Safety.

(Anti-graffiti coating portion of condition was removed as a result of all the walls being within the development and no portions being exposed to the public. This changed occurred with the 1st extension on time. The original condition will be placed in not apply to maintain the administrative record.)

090 - Planning. 2

0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI

Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative fence along the perimeter of the project site. The required fence shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all fencing and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 3

0090-Planning-MAP - COMMON OS LS INSTALL

Not Satisfied

Landscaping and all other improvements for common open space areas shall be installed prior to the building final inspection. Installed landscaping shall conform with the approved landscape plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

(ADDED AS PER MC#1)

090 - Planning. 4

0090-Planning-MAP - CONCRETE DRIVEWAYS

Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP - CONCRETE DRIVEWAYS (cont.) Not Satisfied

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

090 - Planning. 5 0090-Planning-MAP - EXT ROW LS INSTALL Not Satisfied

Landscaping for all exterior/perimeter right-of-way and any open space lots/areas adjacent to the right-of-way shall be installed prior to the first building final inspection clearance (not including models). Landscaping shall be installed in conformance with the approved landscaping plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

(ADDED AS PER MC#1)

090 - Planning. 6 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 7 0090-Planning-MAP - INT ROW LANDSCAPE Not Satisfied

Landscaping for all interior right-of-way and any open space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

(ADDED AS PER MC#1)

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

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of

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Planning

090 - Planning. 8 0090-Planning-MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) Not Satisfied
Completion. Upon determination of compliance, the Planning
Department shall clear this condition.
EOT1

090 - Planning. 9 0090-Planning-MAP - LC LNDSCP INSPCT DEPOSIT 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
Installation, Six Month Establishment, and One Year
Post-Establishment 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 Planning
Department shall clear this condition upon determination of
compliance.
EOT1

090 - Planning. 10 0090-Planning-MAP - LC LNDSCP INSPCTN RQMNTS Not Satisfied
The permit holder's landscape architect responsible for
preparing the Landscaping and Irrigation Plans (or on-site
representative) shall arrange for a PRE-INSTALLATION
INSPECTION with the Planning Department at least five (5)
working days prior to the installation of any landscape or
irrigation components.

Upon successful completion of the PRE-INSTALLATION
INSPECTION, the applicant will proceed with the
installation of the approved landscape and irrigation
system and arrange for an 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 Planning 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 Planning 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
Planning Department and the Department of Building and
Safety. The Planning Department shall clear this condition
upon determination of compliance.

090 - Planning. 11 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification

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Planning

090 - Planning. 11 0090-Planning-MAP - QUIMBY FEES (2) (cont.) Not Satisfied
to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Widen Recreation and Park district.

090 - Planning. 12 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 6.41 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.

090 - Planning. 13 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 14 0090-Planning-USE - FENCING PLAN REQUIRED Not Satisfied
A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

The fence must comply with the following:

1. The perimeter of the project must be enclosed by a new wooden high quality white fence to include the following details:
 - i. Board on Board

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Planning

090 - Planning. 14 0090-Planning-USE - FENCING PLAN REQUIRED (cont.) Not Satisfied

- ii. Metal Posts
- iii. Matching Side and Rear

2. Fencing is required around the whole project site (no exceptions). It must be attached to existing blockwalls located adjacent to the perimeter of the property. There should be no gap in between the new proposed fence and adjacent existing fences and blockwalls.

Fencing plan must be approved at the Planning Department plan check process.

Fencing plan must blend in with the surrounding area.

(ADDED AS PER MC#1)

Transportation

090 - Transportation. 1 0090-Transportation-EOT3 - 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)

090 - Transportation. 2 0090-Transportation-MAP - GRAFFITI ABATEMENT EOT1 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 for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way, in accordance with ordinance 461.

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING EOT1 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, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance

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Transportation

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING EOT1 (cont.) Not Satisfied
within public road rights-of-way, in accordance with
Ordinance 461.

090 - Transportation. 4 0090-Transportation-MAP - UTILITY INSTALL EOT1 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. 5 0090-Transportation-MAP - 80% COMPLETION (EOT1) 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

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Transportation

090 - Transportation. 5 0090-Transportation-MAP - 80% COMPLETION (EOT1) (con Not Satisfied

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.

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

090 - Transportation. 6 0090-Transportation-MAP - STREET LIGHTS 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. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. 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. 7 0090-Transportation-MAP - STREET SWEEPING Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 8 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied

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. 9 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 10 EOT4 - 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)