

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



ITEM
1.3
(ID # 10162)

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 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33700 – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Acres – Zoning: Light Agriculture, 10 acre minimum (A-1-10) – APPROVED PROJECT DESCRIPTION: Schedule “A” subdivision of 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700, extending the expiration date to January 30, 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. 33700 will now expire on January 30, 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
xc. Planning, Applicant ID# 10162

Kecia Harper
Clerk of the Board
By: 1.3
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 33700 was approved by the Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7210 and Agricultural Preserve Case No. 962 where all applications were tentatively approved on January 30, 2007. Agricultural Preserve Case No. 962 has an abandoned status and the diminishment of the tract from Agricultural Preserve #10 Winchester was never finalized. The applicant has been notified that the diminishment must be finalized before the change of zone map and tentative tract map can be recorded.

The Second Extension of Time was received on January 25, 2018, ahead of the expiration date of January 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 12, 2019.

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

The 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 2nd extension of time for Tentative Tract Map No. 33700 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.

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

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 1.1

SECOND EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule "A" subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021.

III. PLANNING COMMISSION ACTION:

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

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: April 17, 2019

PROPOSED PROJECT

Case Number(s): TR33700E02
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Winchester Area
Supervisory District: Third District
Project Planner: Gabriel Villalobos
APNs: 462-020-020, 021, 022, 023

Applicant(s):

Phil Rheingans

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 33700 has requested an extension of time to allow for the recordation of the final map to subdivide 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos. The project is located north of Simpson Road, south of Grand Avenue, west of Beeler Road, and east of Leon Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33700**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 30, 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. 33700 was approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7210 and Agricultural Preserve Case No. 962 where all applications were tentatively approved on January 30, 2007. Agricultural Preserve Case No. 962 has an abandoned status and the diminishment of the tract from Agricultural Preserve #10 Winchester was never finalized, the applicant has been notified that the diminishment must be finalized before the change of zone map and tentative tract map can be recorded.

The Second Extension of Time was received January 25, 2018, ahead of the expiration date of January 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 12, 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 12, 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 extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on January 30, 2023.

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 January 30, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

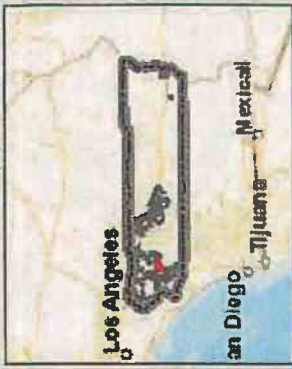
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

2nd EOT for TR33700

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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REPORT PRINTED ON... 4/4/2019 3:44:51 PM

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Extension of Time Environmental Determination

Project Case Number: TR33700
Original E.A. Number: 40328
Extension of Time No.: 2nd EOT
Original Approval Date: January 30, 2007
Project Location: North of Simpson Road, South of Grand Avenue, West of Beeler Road, and East of Leon Road
Project Description: Schedule A - subdivision of 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos.

On January 30, 2007, 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: 4/4/11
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Tuesday, March 12, 2019 6:41 PM
To: Villalobos, Gabriel
Subject: [EXTERNAL MAIL] Re: Recommended Conditions for TR33700 2nd 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 6:01 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Hey Phil,

This map will be extended to January 30, 2021. See the original message below.

Gabriel Villalobos

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

From: Villalobos, Gabriel
Sent: Wednesday, August 01, 2018 3:43 PM
To: 'phil@rheingansfarms.com' <phil@rheingansfarms.com>
Subject: FW: Recommended Conditions for TR33700 2nd 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



How are we doing? Click the Link and tell us

From: Villalobos, Gabriel
Sent: Wednesday, February 07, 2018 11:12 AM
To: 'number 7@igopogo.us' <number 7@igopogo.us>
Subject: Recommended Conditions for TR33700 2nd EOT

Attn: Tia K. Ngo
14052 Shirley St
Westminster, CA 92683

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33700.

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



How are we doing? Click the Link and tell us

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County of Riverside California

<TR33700 2nd EOT COA.pdf>



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/04/19, 3:51 pm

TR33700E02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR33700E02. 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* - NO GRDG & SUBDIVIDING

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

Comments: RECOMMND THARMON 20051031 C000492691
DRAFT THARMON 20051031
TR33700

BS-Grade. 2 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: RECOMMND THARMON 20051031 C000492686
DRAFT THARMON 20051031
TR33700

BS-Grade. 3 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: RECOMMND THARMON 20051031 C000492687
DRAFT THARMON 20051031
TR33700

BS-Grade. 4 0010-BS-Grade-MAP-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP-G1.6 DUST CONTROL (cont.)
by the developer during grading.

Comments: RECOMMND THARMON 20051031
DRAFT THARMON 20051031
TR33700

BS-Grade. 5 0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

Observe slope setbacks from buildings and property lines
per the California Building Code - as amended by Ordinance
457.

Comments: RECOMMND THARMON 20051031 C000492690
DRAFT THARMON 20051031
TR33700

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: RECOMMND THARMON 20051031 C000492688
DRAFT THARMON 20051031
TR33700

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: RECOMMND THARMON 20051031 C000492689
DRAFT THARMON 20051031
TR33700

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: RECOMMND THARMON 20051031 C000492685
DRAFT THARMON 20051031
TR33700

E Health

E Health. 1 0010-E Health-MAP - WELLS /SEPTIC SYSTEM

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-MAP - WELLS /SEPTIC SYSTEM (cont.)

Any existing water wells and subsurface sewage disposal systems to be properly destroyed prior to grading. Obtain proper permits and inspections.

Comments: RECOMMND MRIHA 20051104
TR33700

Fire

Fire. 1 0010-Fire-MAP-#14-COM/RES HYD/SPACING

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant. For areas along park.

Comments: RECOMMND CEDWARDS 20060531
DRAFT CEDWARDS 20060531
TR33700

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: RECOMMND CEDWARDS 20060531
DRAFT CEDWARDS 20060531
TR33700

Fire. 3 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: RECOMMND CEDWARDS 20060531
DRAFT CEDWARDS 20060531
TR33700

Flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW (cont.)

Flood. 1 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 exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 2 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: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 3 0010-Flood-MAP CONSTRUCT BASIN A-1

The developer shall build Basin A-1 to provide the designed attenuation as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 4 0010-Flood-MAP CONSTRUCT BASIN A-2

The developer shall build Basin A-2 to provide the designed attenuation as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 5 0010-Flood-MAP CONSTRUCT BASIN B

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-MAP CONSTRUCT BASIN B (cont.)

The developer shall build Basin B to provide the designed attenuation as shown in concept on Exhibit 3 "Winchester Hills CFD Storm Drain Facility Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 6 0010-Flood-MAP CONSTRUCT CFD FACILITIES

The developer shall build all Winchester Hills CFD facilities needed to collect tributary offsite flows and outlet on and offsite flows to Salt Creek Channel. The project as proposed is entirely dependent on the CFD. If the upstream attenuation cannot be accomplished, the plan would have to be substantially redesigned to accommodate un-attenuated flows as well as alternate collection facilities. This may require that the map go back through the entitlement process.

Comments: RECOMMND DHGARCIA 20060407
DRAFT DHGARCIA 20060322
TR33700

Flood. 7 0010-Flood-MAP CONSTRUCT LINE A

The developer shall build Line A facility from Salt Creek to proposed Lateral A-6 as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 8 0010-Flood-MAP CONSTRUCT LINE B

The developer shall build Line B facility from Line A to Basin B as shown in concept on Exhibit 3 "Winchester Hills CFD Storm Drain Facility Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 0010-Flood-MAP CONSTRUCT LINE B (cont.)

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 9 0010-Flood-MAP COORDINATE DRAINAGE DESIGN

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. 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: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 10 0010-Flood-MAP FLOOD HAZARD REPORT

TR 33700 is a proposal to subdivide 40.18 acres into residential lots in the Winchester area. The site is located southerly of Grand Ave, north of Simpson Rd, west of Winchester Rd and east Leon Rd.

The site is subject to offsite runoff the hills to the north. Runoff will generally sheet flow across this site in a southerly direction.

The Winchester Hills Community Facilities District (CFD) is proposed to fund major drainage infrastructure in this area. The District has reviewed and has given preliminary endorsement to this drainage plan for the Winchester Hills CFD (most recent version dated March 31, 2006). Implementation of this plan proposes construction of major facilities outside of the Winchester Hills CFD boundary. Most notably are four large detention basins proposed along the foot of the Double Butte Hills. The offsite Right of Way required for some of these offsite facilities has not been secured as of this date (March 2006). Environmental Assessment Number 39938 has been prepared in support of the Winchester Hills Community Facilities District. The Environmental Assessment for this tract incorporates information from that document.

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 10

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

The developer shall build all CFD facilities needed to collect tributary offsite flows and outlet on and offsite flows to Salt Creek Channel. The project as proposed is entirely dependent on the CFD. If the offsite Right of Way for these facilities is not obtained, the Tract would have to be substantially redesigned. This would certainly require that the project go back through the tentative approval process.

A water quality basin is also proposed. Backup calculations for preliminary sizing have been submitted along with a preliminary WQMP. The basin appears to have an adequate footprint to mitigate the sites water quality. Embankment is proposed for the water quality basin. The following criteria shall be followed during final engineering:

Embankment for mitigation basins shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgement of the General Manager-Chief Engineer. In cases where embankment is required the following criteria shall be met:

1. In no case shall the top of embankment for the basin be more than 3-feet above the lowest adjacent top of curb in Simpson Road.
2. The external slopes for the basin shall be a minimum of 4h to 1v.
3. There shall be a 15-foot wide bench at the top of any proposed embankment.
4. The internal slopes of the basin shall be a minimum of 4h to 1v where it is in embankment and 2h to 1v for the rest.
5. The 100-year water surface in the basin shall not be greater than 2-feet above the lowest adjacent top of curb in Simpson Road.
6. The spillway invert shall not be more than 1-foot above the adjacent top of curb in Simpson Road.

The conceptual grading on the tract map does not show an access ramp to the bottom. An access ramp will be required.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 10

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

Comments: RECOMMND DHGARCIA 20060724

DRAFT DHGARCIA 20060724

RECOMMND DHGARCIA 20060410

DRAFT DHGARCIA 20060410

RECOMMND DHGARCIA 20060407

DRAFT DHGARCIA 20060322

TR33700

Flood. 11

0010-Flood-MAP GREENBELT CH. MAINTENANCE

The drainage system proposed to service this development is a drainage/paseo system that is categorized as a greenbelt facility. Greenbelt channels may be used to provide for public health and safety but will require maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept fee ownership of the channel right of way and maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection).

Prior to recordation and prior to any grading of this tract, an agreement between the developer, District and the public entity responsible for maintenance of the amenities shall be executed to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

A.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

B.The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

C.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

D.An understanding that should the District provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 11 0010-Flood-MAP GREENBELT CH. MAINTENANCE (cont.)

amenities. (For example, the District would not restore damage to the in-channel amenities unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

E. The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas may be used by the public and some areas only entered by landscaping crews.)

F. The entity/entities that would indemnify hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

G. The appropriate coverage and of types insurance policies required.

H. The process by which any proposed modifications to the conveyance areas by the District would be reviewed and approved.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 12 0010-Flood-MAP MAJOR FACILITIES

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 13 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.

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 13

0010-Flood-MAP PERP DRAINAGE PATTERNS (cont.)

Comments: RECOMMND DHGARCIA 20060410

DRAFT DHGARCIA 20060322

TR33700

Flood. 14

0010-Flood-MAP SUBMIT FINAL WQMP

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us/districtsite/default.as?pagename=NPDES

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 14 0010-Flood-MAP SUBMIT FINAL WQMP (cont.)

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 15 0010-Flood-MAP WATERS OF THE US

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

Flood. 16 0010-Flood-MAP WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 16 **0010-Flood-MAP WQMP ESTABL MAINT ENTITY (cont.)**
may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Comments: RECOMMND DHGARCIA 20060410
DRAFT DHGARCIA 20060322
TR33700

General

General. 1 0100-Planning-MAP - Park Construction

PRIOR TO THE ISSUANCE OF THE 84th building permit within the TENTATIVE MAP, the park designated as Lots 129, 130, L and M shall be constructed and fully operable.

Comments: RECOMMND AKRIZEK 20060607
DRAFT AKRIZEK 20060607
TR33700

General. 2 **0100-Planning-MAP - Park Plans required**

PRIOR TO THE ISSUANCE OF THE 42nd building permit within the TENTATIVE MAP, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "MAP - Common Area Maintenance" for the park site designated as Lots 129, 130, L and M. The detailed park plans shall conform with the design requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "MAP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Comments: RECOMMND AKRIZEK 20060607
DRAFT AKRIZEK 20060607
TR33700

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - DESIGN GUIDELINES (cont.)

Planning. 1 0010-Planning-MAP - DESIGN GUIDELINES

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

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

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 3 0010-Planning-MAP - GEO NO.1555

County Geologic Report (GEO) No. 1555, submitted for this project (TR33700), was prepared by Geosoils, Inc and is entitled: "Preliminary Geotechnical Investigation Report, 38-Acre Site, APNs 462-020-020, 462-020-021, and 462-020-022 and APN 462-020-023, Winchester Area, Riverside County, California", dated June 14, 2005.

GEO No. 1555 concluded:

1.The potential for liquefaction within the property is considered generally low.

2.Assuming an artificially high-perched groundwater level of 15 feet, there are potentially liquefiable layers of older alluvial materials at depths greater than 15 feet, with the potential for seismic settlement on the order of 1 to 4.5 inches, and differential settlement of 2 inches in 40 lateral feet.

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 3 0010-Planning-MAP - GEO NO.1555 (cont.)
GEO No. 1555 recommended:

1.The removal of loose and relatively low to moderate density older alluvial soils, and replacement as a compacted fill mat/confining layer should function to mitigate the potential for liquefaction, as well as any surface manifestations of liquefaction, in the event that groundwater rises to its highest anticipated level.

GEO No. 1555 satisfies the requirement for a Liquefaction study for Planning/CEQA purposes. GEO No. 1555 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: RECOMMND SBLACKBU 20051129
DRAFT SBLACKBU 20051129
TR33700

Planning. 4 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Comments: RECOMMND AKRIZEK 20060607
DRAFT AKRIZEK 20060607
TR33700

ADVISORY NOTIFICATION DOCUMENT

Planning

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

Planning. 5 0010-Planning-MAP - 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 owners, a homeowners association, or any other successor-in-interest.

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

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

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 7 0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the land divider/permit holder 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.

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 8 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: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)

Planning. 9 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

ivision/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: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 10 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 11 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

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 11 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

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: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 12 0010-Planning-MAP - PASEO/OS MAINTENANCE

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any open space area required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 13 0010-Planning-MAP - REQUIRED MINOR PLANS

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

1. Final Site Development Plan for each phase of development.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument plan.

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 14 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback shall be 15 feet, as approved by the Planning Commission as an exception to ordinance 348 section 6.2.e.(1), to allow for variable setbacks and side-facing garages pursuant to pages 10 and 11 of the Countywide Design Standards and Guidelines.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. 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.
- f. The minimum average width of each lot is 65 feet.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

Comments: RECOMMND RBRADY 20060619
DRAFT RBRADY 20060619
RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 15 0010-Planning-MAP - SUBMIT BUILDING PLANS

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0020-Planning-MAP - EXPIRATION DATE (cont.)
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: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 17 0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into
units or phasing plan for the TENTATIVE MAP, a conceptual
grading plan covering the entire TENTATIVE MAP shall be
submitted to the County Planning Department for review and
approval. The conceptual grading plan shall comply with the
following:

- A. Techniques which will be used to prevent erosion and
sedimentation during and after the grading process shall be
depicted or documented.
- B. Approximate time frames for grading and areas which may
be graded during the higher probability rain months of
January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be
depicted.
- D. Areas where temporary grading occurs on any phase other
than the one being graded for development at a particular
time shall be identified.

The approved conceptual grading plan shall be provided to
the Building and Safety Grading Division and shall be used
as a guideline for subsequent detailed grading plans for
individual units or phases of the TENTATIVE MAP.

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning. 18 0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE
MAP shall provide for adequate vehicular access to all lots
in each unit or phase, and shall substantially conform to
the intent and purpose of the land division approval. No
approval for any number of units or phases is given by this

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 0040-Planning-MAP - LOT ACCESS/UNIT PLANS (cont.)
TENTATIVE MAP and its conditions of approval, except as
provided by Section 8.3 (Division into Units) of Ordinance
No. 460.

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning-All

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

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

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in
all capitals in the attached conditions of Tentative
Tract Map No. 33700 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33700, Amended No.
1, dated 2/8/06.

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

CHANGE OF ZONE = Change of Zone No. 7210.

Comments: RECOMMND RBRADY 20060629
DRAFT RBRADY 20060629
RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS

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

ADVISORY NOTIFICATION DOCUMENT**Planning-All**

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

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, 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: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

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

The land division hereby permitted is to subdivide 40.18 acres into 128 single family residential lots with a minimum lot size of 7,200 square feet and four open space lots for parks, water quality features and paseos.

Comments: RECOMMND AKRIZEK 20060607
DRAFT RBRADY 20060605
TR33700

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 1

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

Comments: RECOMMND RGRAMLIC 20060314
DRAFT RGRAMLIC 20060313
TR33700

ADVISORY NOTIFICATION DOCUMENT**Transportation**

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

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

Comments: RECOMMND RGRAMLIC 20060314
DRAFT RGRAMLIC 20060313
TR33700

Transportation. 3 0010-Transportation-MAP - OFF-SITE PHASE

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

Comments: RECOMMND RGRAMLIC 20060314
DRAFT RGRAMLIC 20060313
TR33700

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

Comments: RECOMMND RGRAMLIC 20060314
DRAFT RGRAMLIC 20060313
TR33700

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

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Lindenberger Road (NS) at:
Simpson Road (EW)

Leon Road (NS) at:
Simpson Road (EW)

Project Entrance West (NS) at:
Simpson Road (EW)

Project Entrance East (NS) at:
Simpson Road (EW)

Winchester Road (NS) at:
Simpson Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

0010-Transportation-MAP - TS/CONDITIONS (cont.)

Comments: RECOMMND RGRAMLIC 20060314

DRAFT DACUNA 20051122

TR33700

Plan: TR33700E02

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1 - 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. 2 0050-E Health-MAP - HAZMAT PHASE II Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 3 0050-E Health-MAP - MONEY Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 4 0050-E Health-MAP - SEWER PLAN - COUNTY Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 5 0050-E Health-MAP - WATER PLAN Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

050 - E Health. 6 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

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Riverside County PLUS
CONDITIONS OF APPROVAL

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50. Prior To Map Recordation

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

Flood

050 - Flood. 1

0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY

Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied
coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for 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. 3 0050-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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

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50. Prior To Map Recordation

Flood

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied
 easement.

050 - Flood. 5 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. 6 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 7 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.

050 - Flood. 8 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

050 - Planning. 1 0050-Planning-MAP - AG PRES CANCEL (1) Not Satisfied

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 962, located within Winchester Agricultural Preserve No. 10, Map No. 82, and shall have adopted a resolution diminishing the subject property from said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

050 - Planning. 2 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the

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Planning

050 - Planning. 2 0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.) Not Satisfied

notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the

subject project.

050 - Planning. 3 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

050 - Planning. 4 0050-Planning-MAP - CC&R RES CSA COM. AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such

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50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of

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50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and 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. 5 0050-Planning-MAP - COMMON AREA MAIN

Not Satisfied

Common areas identified on the TENTATIVE MAP shall be owned and maintained as follows:

a. A permanent master maintenance organization shall be established for the area, to assume ownership and maintenance responsibility for all common recreation, open space, detention basins, paseos, circulation systems and landscaped areas (lots 129, 130, L and M on the TENTATIVE MAP). 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

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50. Prior To Map Recordation

Planning

050 - Planning. 5 0050-Planning-MAP - COMMON AREA MAIN (cont.) Not Satisfied

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).

050 - Planning. 6 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 ___."

Effected lots shall be identified as Lot Nos. 1-18 and 32-48 as shown on the TENTATIVE MAP.

050 - Planning. 7 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. 8 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Lot Nos. 1-18 and 32-48, as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper

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50. Prior To Map Recordation

Planning

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| 050 - Planning. 8 | 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) | Not Satisfied |
| <p>and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."</p> <p>In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.</p> | | |
| 050 - Planning. 9 | 0050-Planning-MAP - ECS SHALL BE PREPARED | Not Satisfied |
| <p>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.</p> | | |
| 050 - Planning. 10 | 0050-Planning-MAP - FEE BALANCE | Not Satisfied |
| <p>Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.</p> | | |
| 050 - Planning. 11 | 0050-Planning-MAP - FINAL MAP PREPARER | Not Satisfied |
| <p>The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.</p> | | |
| 050 - Planning. 12 | 0050-Planning-MAP - PREPARE A FINAL MAP | Not Satisfied |
| <p>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</p> | | |

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Planning

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| 050 - Planning. 12 | 0050-Planning-MAP - PREPARE A FINAL MAP (cont.)
prepared in accordance with the current County
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460. | Not Satisfied |
|
 | | |
| 050 - Planning. 13 | 0050-Planning-MAP - QUIMBY FEES (1)

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

No FINAL MAP shall record until Change of Zone No. 7210
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 and/or zone ultimately applied to the property. | Not Satisfied |
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 | | |
| 050 - Planning. 15 | 0050-Planning-MAP - SURVEYOR CHECK LIST

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 7,200 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
zone, 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
40 feet of frontage measured at the front lot line. | Not Satisfied |

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Planning

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

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

Transportation

050 - Transportation. 1 0050-Transportation-EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. 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)

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS Not Satisfied

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Transportation

- 050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS (cont.) Not Satisfied
Interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')
- Lot "C", entry street, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103 (50'/80') Modified.
- Lot "D", entry street, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103 (46'/76') Modified.
- Lot "B" between Lot "D" and the project boundary shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 104, Section "A". (44'/66')
- 050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
- 050 - Transportation. 6 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied
Simpson Road is a paved County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 93 (Sheet 1 of 2). (38'/59')
- 050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.
- 050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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Transportation

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT (Not Satisfied

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Simpson Road, Lot "C", and Lot "D", entry streets. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 10 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. 11 0050-Transportation-MAP - SOILS 2 Not Satisfied

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

050 - Transportation. 12 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 boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.

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Transportation

050 - Transportation. 12 0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c) Not Satisfied
4. "Streetlight Authorization" form from SCE, IID or other
electric provider.

050 - Transportation. 13 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in
accordance with County Standard No. 816 as directed by the
Transportation Department.

050 - Transportation. 14 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. 15 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. 16 0050-Transportation-MAP - STRIPING PLAN Not Satisfied
A signing and striping plan is required for this project.
The applicant shall be responsible for any additional
paving and/or striping removal caused by the striping plan.
Traffic signing and striping shall be performed by County
forces with all incurred costs borne by the applicant,
unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 17 0050-Transportation-MAP - TS/DESIGN Not Satisfied
The project proponent shall be responsible for the design
of traffic signal(s) at the intersection(s) of:

Lindenberger Road (NS) at:
Simpson Road (EW)

Leon Road (NS) at:
Simpson Road (EW)

Winchester Road (NS) at:
Simpson Road (EW)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17 0050-Transportation-MAP - TS/DESIGN (cont.)

Not Satisfied

or as approved by the Transportation Department

with fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal(s) shall be per 90.TRANS

050 - Transportation. 18 0050-Transportation-MAP - TS/GEOMETRICS

Not Satisfied

The intersection of Lindemberger Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: Two through lanes, one right-turn lane

Westbound: One left-turn lane, two through lanes

The intersection of Leon Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared through/right turn lane

Southbound: One left-turn lane, one shared through/right turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane, one through lane, and one right-turn lane

The intersection of Project Entrance West (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared through/right turn lane

Southbound: One left-turn lane, one shared through/right turn lane

Eastbound: One left-turn lane, one through lane

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 0050-Transportation-MAP - TS/GEOMETRICS (cont.)

Not Satisfied

Westbound: One left-turn lane, two through lanes

The intersection of Project Entrance East (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One through lane, one left-turn lane

Westbound: One through lane, one shared through/right turn lane

The intersection of Winchester Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, two through lanes, and one right-turn lane

Southbound: One left-turn lane, one through lane, and one right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane, one through lane, and one right-turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 19 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19 0050-Transportation-MAP- UTILITY PLAN (cont.) Not Satisfied

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

050 - Transportation. 20 0050-Transportation-MAP-PARKWAY TREES/INTER.STREE Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 21 EOT2 - 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-EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

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

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

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

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

060 - BS-Grade. 3 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.) Not Satisfied

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. 4 0060-BS-Grade-MAP-G2.1 GRADING BONDS 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. 5 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. 6 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. 7 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 will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.) Not Satisfied

060 - BS-Grade. 8 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. 9 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

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

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

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

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

E Health

060 - E Health. 1 0060-E Health-MAP - STRUCTURE/WELL DEMO Not Satisfied

Obtain proper permits for the destruction of existing structures and water wells.

Flood

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

TR 33700 is located within the limits of the Salt Creek Channel Winchester North Hemet Area Drainage Plan for which drainage fees have been adopted.

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60. Prior To Grading Permit Issuance

Flood

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------|
| 060 - Flood. 1 | 0060-Flood-MAP ADP FEES (cont.) | Not Satisfied |
| <p>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.</p> | | |
| 060 - Flood. 2 | 0060-Flood-MAP ENCROACHMENT PERMIT REQ | Not Satisfied |
| <p>An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.</p> | | |
| 060 - Flood. 3 | 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD | Not Satisfied |
| <p>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.</p> | | |
| 060 - Flood. 4 | 0060-Flood-MAP OFFSITE EASE OR REDESIGN | Not Satisfied |
| <p>Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.</p> | | |
| 060 - Flood. 5 | 0060-Flood-MAP PHASING | Not Satisfied |
| <p>If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.</p> | | |
| 060 - Flood. 6 | 0060-Flood-MAP SUBMIT FINAL WQMP | Not Satisfied |
| <p>A copy of the project specific WQMP shall be submitted to the District for review and approval.</p> | | |
| 060 - Flood. 7 | 0060-Flood-MAP SUBMIT PLANS | Not Satisfied |
| <p>A copy of the improvement plans, grading plans, BMP</p> | | |

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Flood

060 - Flood. 7 0060-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied

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 - AG PRES CANCEL (2) Not Satisfied

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 962, located within Winchester Agricultural Preserve No. 10, Map No. 82, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

060 - Planning. 2 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources.

Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place.

During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied
submitted to the Planning Department certifying this
finding by the retained qualified archaeologist.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in
a negative balance. If so, any outstanding fees shall be
paid by the applicant/developer.

060 - Planning. 4 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. 5 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

A tribal monitor from the Luiseño Indians will be required
on-site during all ground disturbing activities to be
retained by the land divider/permit holder/developer/land
owner. Prior to issuance of a grading permit, the developer
shall submit a copy of a signed contract between a
Luiseño tribe and the land divider/permit
holder/developer/land owner for the monitoring of the
project. The monitor shall have the authority to monitor
actively all project related grading and ground disturbing
and shall have the authority to temporarily divert,
redirect or halt grading activities to allow recovery of
Native American resources. The landowner agrees to
relinquish ownership of all cultural resources, including
all Luiseño sacred items, burial goods and all
archeological artifacts that are found on the project area
to the appropriate band of Luiseño Indians for proper
treatment and disposition.

060 - Planning. 6 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

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Planning

060 - Planning. 6 0060-Planning-MAP - NPDES COMPLIANCE (2) (cont.) Not Satisfied
NPDES Construction General Permit.

060 - Planning. 7 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. 8 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 9 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7210 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 10 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

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

Planning-EPD

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

Transportation

060 - Transportation. 1 0060-Transportation-EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan

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Transportation

060 - Transportation. 1 0060-Transportation-EOT1 - FINAL WQMP FOR GRADING (Not Satisfied
(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)

060 - Transportation. 2 EOT2 - 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-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 Division 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

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80. Prior To Building Permit Issuance

Fire

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

Flood

080 - Flood. 1	0080-Flood-MAP ADP FEES	Not Satisfied
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TR 33700 is located within the limits of the Salt Creek Channel Winchester North Hemet 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.

080 - Flood. 2	0080-Flood-MAP SUBMIT FINAL WQMP	Not Satisfied
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A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3	0080-Flood-MAP SUBMIT PLANS	Not Satisfied
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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 - ACOUSTICAL STUDY	Not Satisfied
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The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision

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80. Prior To Building Permit Issuance

Planning

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------|
| 080 - Planning. 1 | 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) | Not Satisfied |
| <p>to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans. The study shall focus on noise elements for adjacent roads as well as the adjacent rail line and its planned use as a metrolink commuter rail alignment.</p> | | |
| 080 - Planning. 2 | 0080-Planning-MAP - BUILDING SEPARATION 2 | Not Satisfied |
| <p>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.</p> | | |
| 080 - Planning. 3 | 0080-Planning-MAP - CONFORM FINAL SITE PLAN | Not Satisfied |
| <p>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.</p> | | |
| 080 - Planning. 4 | 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN | Not Satisfied |
| <p>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.</p> | | |
| <p>The plot plan shall contain the following elements:</p> | | |
| <p>1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.</p> | | |
| <p>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.</p> | | |

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor Not Satisfied

3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 5 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. 6 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 Countywide Design Standards and 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**

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Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

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

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

080 - Planning. 7 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. 8 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

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Planning

080 - Planning. 8

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

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 Recreation and Park 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 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.

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Planning

080 - Planning. 8

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

Not Satisfied

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.

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 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9

0080-Planning-MAP - MODEL HOME COMPLEX

Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
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. 10

0080-Planning-MAP - ROOF MOUNTED EQUIPMENT

Not Satisfied

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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 10 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.
- 080 - Planning. 11 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. 12 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.
- 080 - Planning. 13 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. 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.
- D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

sufficient durability (Applicants shall provide specifications that shall be approved by the Planning Department).

E. 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.

F. 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,

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

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

I. Wrought iron or tubular steel fence sections shall 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-EOT1 -WQMP AND MAINTENANCE Not Satisfied

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

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-EOT1 -WQMP AND MAINTENANCE (cc Not Satisfied
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 0080-Transportation-MAP - GARAGE DOOR 1 Not Satisfied

Garage door setbacks for all residential zones shall be 20
feet for roll up doors, measured from the street
right-of-way to the face of garage. If conventional swing
out doors are used, an additional 4 feet will be required.
Side entry garages shall comply with minimum building
setback requirements.

080 - Transportation. 3 EOT2 - 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-EOT1 - WQMP REQUIRED Not Satisfied

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

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

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

3. The applicant/owner shall provide the Department of

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.) Not Satisfied

Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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

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

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

090 - BS-Grade. 2 0090-BS-Grade-MAP-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. 3 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN 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. 4 EOT2 - WQMP REQUIRED Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 EOT2 - WQMP REQUIRED (cont.) Not Satisfied

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)

Flood

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

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

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

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

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

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

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase

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Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied
within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct a seven (7) foot high decorative block wall on Lot 88 along Simpson Road, a five (5) foot high decorative block wall on Lot 1 along Street "B", and a six and one-half (6 1/2) foot high decorative block wall on Lots 43-45, 64-65, and 67-73 along the the northern boundary of the site adjacent to the railroad track. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 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. 4 0090-Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied
The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP - QUIMBY FEES (2) (cont.) Not Satisfied
 shall be obtained from the Valley Wide Recreation and Park
 District.

090 - Planning. 6 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 40.18 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. 7 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
 All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-EOT1 - WQMP COMP AND BNS REG Not Satisfied

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

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

090 - Transportation. 2 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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Transportation

090 - Transportation. 2 0090-Transportation-MAP - 80% COMPLETION (cont.)

Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 3 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS INSTALL (cont Not Satisfied
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. 4 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. 5 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Lindenberger Road (NS) at:
Simpson Road (EW)

Leon Road (NS) at:
Simpson Road (EW)

Winchester Road (NS) at:
Simpson Road (EW)

with fee credit given for traffic signal mitigation fees,

or as approved by the Transportation Department

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 6 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied

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

090 - Transportation. 7 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. 8 EOT2 - 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)