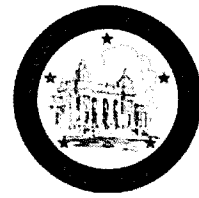


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 1.2  
(ID # 11856)

**MEETING DATE:**

Tuesday, February 25, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33206 – Applicant: David Garcia – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: North of Avenue C, east of Cedar Street, south of Avenue B, west of Sullivan Lane – 5 Acres – Zoning: Residential Agricultural – 1 acre min. (R-A-1) – APPROVED PROJECT DESCRIPTION: A Schedule 'H' subdivision of 5 gross acres into 4 parcels and one remainder parcel with a minimum lot size of 1 acre – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33206, extending the expiration date to September 10, 2020. District 1. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Director's Hearing on October 7, 2019. Tentative Parcel Map No. 33206 will now expire on September 10, 2020.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 2/3/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: February 25, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 33206 was originally approved at the Director's Hearing on September 10, 2007. It proceeded to the Board of Supervisors where the application was received and filed on October 16, 2007.

The First Extension of Time was received on September 7, 2017, ahead of the expiration date of September 10, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 3, 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 Director's Hearing heard the first extension of time for Tentative Parcel Map No. 33206 on October 7, 2019. The Hearing Officer approved the project.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**Supplemental**

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

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. DIRECTOR'S HEARING REPORT OF ACTIONS**
- B. DIRECTOR'S HEARING STAFF REPORT**

  
\_\_\_\_\_  
Jason Farin Senior Management Analyst 2/19/2020



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
OCTOBER 7, 2019**

**1.0 CONSENT CALENDAR:**

- 1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 24015 –** APPROVED First Extension of Time Request for Plot Plan No. 24015, extending the expiration date to May 11, 2029.  
Applicant: SBA Monarch Towers, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Northerly of Los Encinos Drive, easterly of Pala Road, southerly of Pechanga Road, and westerly of Munoa Road – 1.42 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: A proposal for a colocation of six (6) panel antennas and one (1) microwave dish onto an existing 113-foot high disguised wireless communication facility with a 264 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 24015, extending the expiration date to May 11, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 18039 –** APPROVED First Extension of Time Request for Plot Plan No. 18039, extending the expiration date to June 4, 2029.  
Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Gilman Springs Road, easterly of Kevin Road, southerly of 60 Freeway, and westerly of Mcgehhe Drive – 2.5 Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1) – Approved Project Description: an unmanned telecommunications facility with a 75 foot monopine that has 12 antennas and six (6) equipment cabinets in a 1,500 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 18039, extending the expiration date to June 4, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23239 –** APPROVED First Extension of Time Request for Plot Plan No. 23239, extending the expiration date to April 6, 2029.  
Applicant: SBA Monarch Towers, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (2 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Auld Road, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 16.03 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: An unmanned, disguised 44-foot high pine tree for T-Mobile within a 625 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23239, extending the expiration date to April 6, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33206 –** APPROVED First Extension of Time Request for Tentative Parcel Map No. 33206, extending the expiration date to September 10, 2020.  
Applicant: David Garcia – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Avenue C, easterly of Cedar Street, southerly of Avenue B, and westerly of Sullivan Lane – 5 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: a Schedule "H" subdivision of 5 gross acres into four (4) parcels and one (1) remainder parcel with a minimum lot size of 1 acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33206, extending the expiration date to September 10, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23545 –** APPROVED First Extension of Time Request for Plot Plan No. 23545, extending the expiration date to August 24, 2029.  
Applicant: American Towers, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of McLaughlin Road, easterly of Briggs Road, southerly of State Route 74, and westerly of Emperor Road – 0.01 Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: a Royal Street Communication

wireless communication facility disguised as a 70' high pine tree. The project will include six (6) panel antennas located on three (3) sectors at 65' high above grade level, four (4) equipment cabinets, one (1) GPS antenna, and one (1) microwave antenna within a 760 sq. ft. lease area surrounded by a 6' high split-face block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 23545, extending the expiration date to August 24, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

- 2.1 PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antenna dish, one (1) 2-foot parabolic antenna dish, 12 remote radio units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall. Continued from July 8, 2019. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 4, 2019 IN RIVERSIDE.****

Staff Report Recommendation:

**CONTINUANCE** to November 4, 2019.

Staff's Recommendation:

**CONTINUANCE** to November 4, 2019.

Planning Director's Actions:

**CONTINUED** to November 4, 2019.

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

- 3.1 PLOT PLAN NO. 180065 (PPA180065) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) – Applicant: Maggie H.C. Wang – First Supervisorial District – Engineer/Representative – ITRA Group, Inc. – Area Plan: Lake Mathews/Woodcrest Area Plan – Zoning Area/District: Woodcrest District – General Plan: Rural Community: Very Low Density Residential – Location: Southerly of Orrick Road, northerly of Van Buren Boulevard, easterly of Prairie Way, and westerly of Wood Road – 1.96 Gross Acres – Zoning: Controlled Development Area with Mobile Homes – One Acre Minimum (W-2-M-1) – Light Agriculture – One Acre Minimum (A-1-1) – **REQUEST:** A plot plan application to construct three (3) detached accessory structures. The structures are approximately 3,000 sq. ft. each, with a maximum height of 16 feet, totaling 9,000 sq. ft. The proposed accessory structures would be utilized as an aviary for finches and canaries. Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org).**

Staff Report Recommendation:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Plot Plan No. 180065.

Staff's Recommendation:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Plot Plan No. 180065.

Planning Director's Actions:

**FOUND** the project exempt from the California Environmental Quality Act (CEQA); and

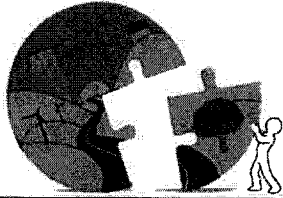
**APPROVED** Plot Plan No. 180065, subject to the conditions of approval.

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

- 4.1 SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for PLOT PLAN NO. 190008 – CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 30.19 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 694,540 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**

**COLLECTED** Comments from the Public for the Environmental Impact Report.

**5.0 PUBLIC COMMENTS:**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.4

Director's Hearing: October 7, 2019

**PROPOSED PROJECT**

Case Number(s): PM33206E01

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

David Garcia

Zoning Area/District: Cajalco District

Supervisorial District: First District

Project Planner: Gabriel Villalobos

APN: 321-040-015

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5 gross acres into 4 parcels and one remainder parcel with a minimum lot size of 1 acre.

The project is located north of Avenue C, east of Cedar St, south of Avenue B, and west of Sullivan Ln.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33206**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 10, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Parcel Map No. 33206 was originally approved at Director's Hearing on September 10, 2007. It proceeded to the Board of Supervisors where the application was received and filed on October 16, 2007.

The First Extension of Time was received September 7, 2017, ahead of the expiration date of September 10, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 3, 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 (September 3, 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 Director for approval.

### **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.

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33206**

**Directors Hearing Extension of Time Report: October 7, 2019**

**Page 3 of 3**

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

This 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on September 10, 2023.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 10, 2020. 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:**

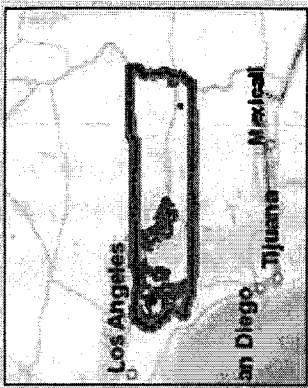
#### *Extension of Time Findings*

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



# 1st EOT for PM33206

## Vicinity Map



### Legend

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

### Notes

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



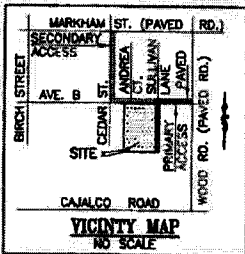
0 375 752 Feet

REPORT PRINTED ON... 9/25/2019 4:11:00 PM

© Riverside County GIS

# TENTATIVE PARCEL MAP NO. 33206

SHEET 1 OF 1 SHEET



**EASEMENT NOTES**

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 1699-1732182 (25) DATED JANUARY 12, 2005 BY FIRST ANDREA/TITLE COMPANY:

- ① AN EASEMENT FOR ROADS, PIPELINES, WATER CONDUITS, POWER LINES, TELEPHONE AND TELEGRAPH LINES PURPOSES TO HERBERT BAILEY PRINE AND CHARLES GRANVILLE ROSENBERG RECORDED FEBRUARY 7, 1911 BOOK 324 PAGE 336 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON AND IS UNPLOTABLE OF RECORD.
- ② AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JULY 3, 1948 BOOK 691 PAGE 488 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON DUE TO NO DOCUMENTATION PROVIDED.
- ③ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 8, 1951 AS INSTRUMENT NO. 105886, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ④ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED NOVEMBER 10, 1982 AS INSTRUMENT NO. 185714, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑤ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JANUARY 4, 1982 AS INSTRUMENT NO. 1914, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON DUE TO NO DOCUMENTATION PROVIDED.

**DEVELOPER**  
JAY WANDERL  
325 HOLMWOOD DRIVE  
NEWPORT BEACH, CA 92659  
949/821-4884

**OWNER**  
DAVE J. PAGE  
18791 AVENUE B  
PERDUE, CA 92570  
PHONE (951) 788-0168

**ENGINEER**  
AMICAL ENGINEERING COMPANY  
1900 E. LA PALMA AVENUE SUITE 202  
ANAHEIM, CA 92805  
714/774-1743

**NUMBER OF PREPARED PARCELS** - 4

**ASSESSOR'S PARCEL NO.**  
321-040-015-4

**TOTAL ACREAGE** THOMAS BROS.  
8 ACRES  
714/87  
2204 ENTORN

**ZONING AND LAND USE**  
EXISTING AND PROPOSED ZONING:  
R-4-1

**CURRENT LAND USE**  
SINGLE FAMILY RESIDENCE

**PROPOSED LAND USE**  
SINGLE FAMILY RESIDENTIAL

**SCHOOL DISTRICT** PREPARED  
PERDUE SCHOOL DISTRICT  
909/807-3716  
DECEMBER 13, 2008

**UTILITIES**

SEWER: TEL. CAL. EDISON CO. 909/307-8700	SEWER: SEPTIC TANK SYS.
WATER: TEL. CAL. GAS CO. 909/736-7700	TELEPHONE: 950 714/988-6415
POWER: E. U. S. D. 909/788-0000	CABLE: 950/380-4777

**CONTIGUOUS STATEMENT**  
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS AREA OF THE LAND DANCED.

SCALE: 1" = 40'

**GRADING** FEMA  
ALL GRADING SHALL CONFORM TO THE U.L.C. ORDINANCE 467 AND ALL RELEVANT LAWS, RULES AND REGULATIONS GOVERNING GRADING IN THE COUNTY OF RIVERSIDE.

**FEMA**  
ZONE: C  
FIRM: 080240 14058  
NOVEMBER 20, 1999  
THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

**LEGAL**  
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TENTATIVE PARCEL MAP NO. 33206, BEING A DIVISION OF THE FOLLOWING:

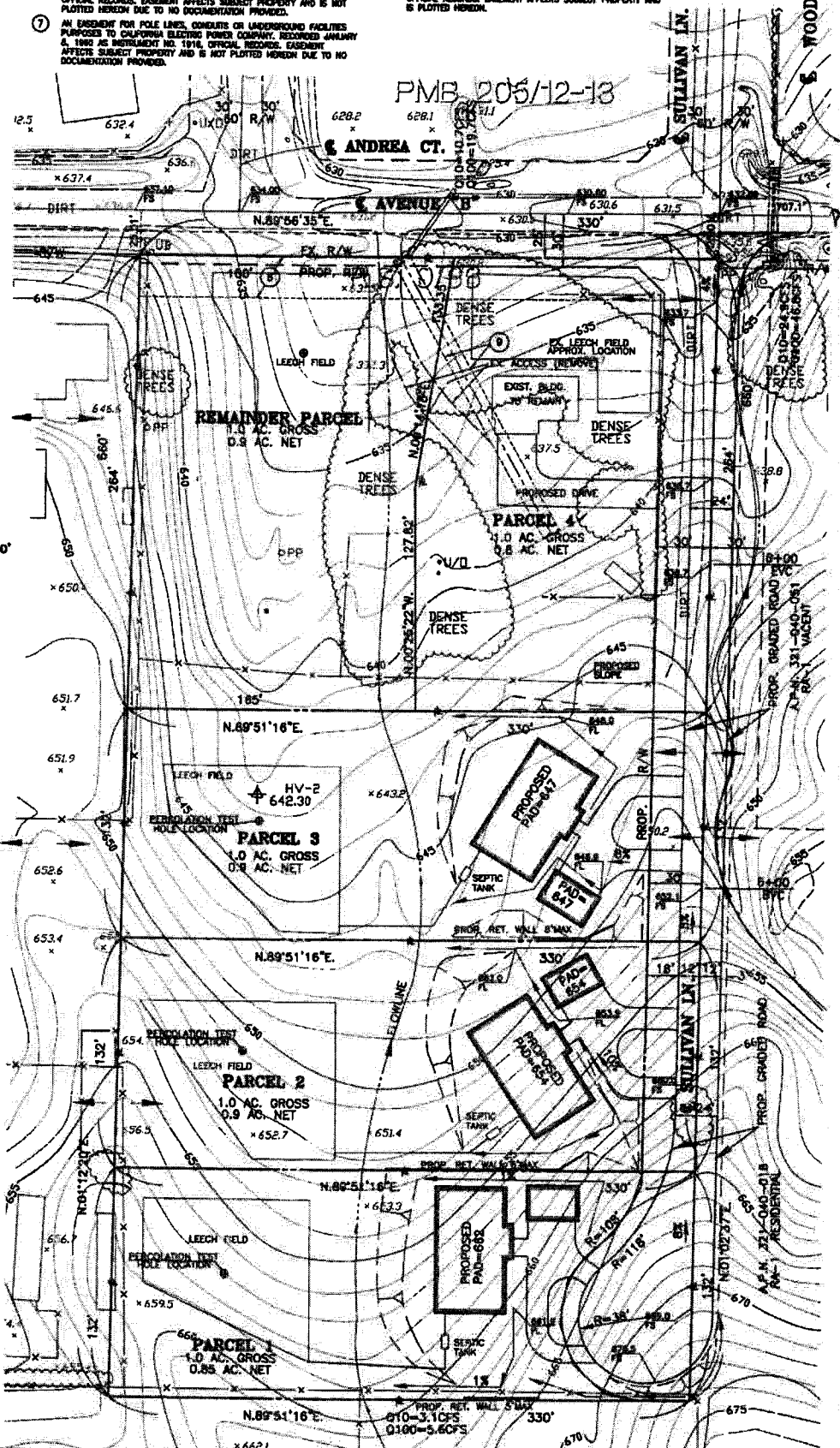
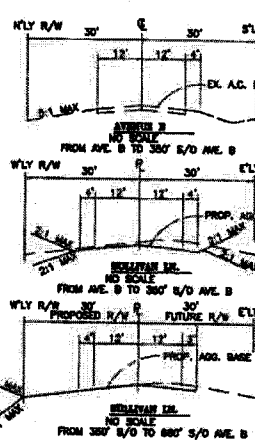
THIS PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF SAID RANGE ON FILE IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY ABOVE DESCRIBED; THENCE NORTH 89°51'16" EAST ON THE NORTHERLY LINE OF SAID SECTION, 8770 FEET; THENCE SOUTH 67°52' EAST, 1400 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 02°51' EAST, 880 FEET; THENCE NORTH 89°51' EAST, 880 FEET; THENCE NORTH 02°51' WEST, 880 FEET; THENCE SOUTH 89°51' WEST, 880 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY BEING ALSO SHOWN AS LOT 14 ON LICENSED LAND SURVEYORS MAP ON FILE IN BOOK 8, PAGE 88 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE WEST HALF THEREOF.

**EARTH WORK**  
FILL - 3,800 C.Y.  
CUT - 1,300 C.Y.



# Extension of Time Environmental Determination

Project Case Number: PM33206  
 Original E.A. Number: 40726  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: September 10, 2007  
 Project Location: North of Avenue C, East of Cedar St, South of Avenue B, West of Sullivan Ln  
 Project Description: a Schedule 'H' subdivision of 5 gross acres into 4 parcels and one remainder parcel with a minimum lot size of 1 acre.

On September 10, 2007, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: Gabriel Villalobos  
 Gabriel Villalobos, Project Planner

Date: 2/25/12  
 For Charissa Leach, Assistant TLMA Director

**Villalobos, Gabriel**

---

**From:** bonanzabuilder <bonanzabuilder@gmail.com>  
**Sent:** Tuesday, September 03, 2019 9:20 AM  
**To:** Villalobos, Gabriel  
**Subject:** Re: Recommended Conditions for PM33206 1st EOT

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Gabriel , this is David Garcia , yes I'm acknowledging the Parcel Map no. 33206 extension, please move forward , Thank You

Sent on my Boost Mobile Samsung Galaxy S8.

----- Original message -----

**From:** "Villalobos, Gabriel" <GVillalo@rivco.org>  
**Date:** 8/14/19 4:15 PM (GMT-08:00)  
**To:** bonanzabuilder@gmail.com  
**Subject:** Recommended Conditions for PM33206 1st EOT

**Attn:** David Garcia

bonanzabuilder@gmail.com

(951) 515-5601

**RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33206.**

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

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

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

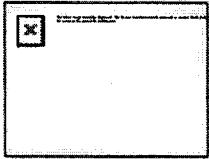
If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501



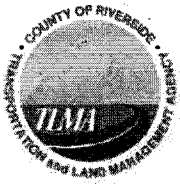
**How are we doing? Click the Link and tell us**

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This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

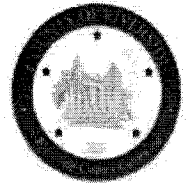
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**County of Riverside California**



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

Juan C. Perez  
Agency Director



09/25/19, 4:52 pm

PM33206

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM33206. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**BS-Grade**

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

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

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

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

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

**BS-Grade. 3**                            **0010-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)**

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

**BS-Grade. 4**                            **0010-BS-Grade-MAP-G1.5 EROS CNTRL PROTECT**

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

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

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

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

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

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

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

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

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

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

Driveways shall be designed in accordance with Riverside





## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 1**    **0010-Fire-MAP-#13-HYDRANT SPACING (cont.)**  
duration at 20 PSI.

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

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

### Flood

**Flood. 1**    **0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map 33206 is a proposal to subdivide 5 acres into 4 parcels and one remainder parcel in the Woodcrest area. The site is located south of Avenue B, east of Cedar Street and west of Wood Road.

The site is impacted by minor watercourse with a 2-acre watershed that traverses the property from south to the north and is tributary to a culvert under Avenue B. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. There is adequate area outside of the natural watercourse for building sites. All new construction should comply with all applicable ordinances and grading should perpetuate the natural drainage patterns for the area.

A preliminary Project Specific Water Quality Management Plan (WQMP) was submitted to the District on March 28, 2006. The development needs to only comply with the Supplement A requirements and therefore a WQMP is not required.

This development is located within the Mockingbird Canyon area, and the Developer has entered into an agreement dated June 15, 2006 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid 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. The fee is payable to the Flood

## ADVISORY NOTIFICATION DOCUMENT

### Flood

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

Control District by cashier's check or money order only.  
The District will not accept personal or company checks.

**Flood. 2                                    0010-Flood-MAP MOCKINGBIRD FEE**

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

### Planning

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

The project applicant 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.

**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.

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

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

be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

#### Planning. 5

#### 0010-Planning-MAP - MAP ACT COMPLIANCE

### ADVISORY NOTIFICATION DOCUMENT

**Planning**

**Planning. 5 0010-Planning-MAP - MAP ACT COMPLIANCE (cont.)**

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

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

No offsite subdivision signs advertising this land

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

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

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

**Planning. 8 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. 8 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.

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

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

**Planning. 10 0010-Planning-MAP - ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-1 zone.

**Planning. 11 0010-Planning-MAP- MAP ACT COMPLIANCE**

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

**Planning. 12 0010-Planning-MAP- OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division.

**Planning. 13 0020-Planning-MAP - EXPIRATION DATE**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 13

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

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

### Planning-All

#### Planning-All. 1

#### 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33206 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33206, Amended No. 3, dated 1/16/2007.

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

#### Planning-All. 2

#### 0010-Planning-All-MAP - HOLD HARMLESS

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

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning-All**

#### **Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)**

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.

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

Tentative Parcel Map No. 33206 is a Schedule H subdivision proposal of 5 gross acres into four (4) residential parcels with a minimum parcel size of one (1) acre gross, and one (1) remainder parcel.

### **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.

#### **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.

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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

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.

**Transportation. 4                      0010-Transportation-MAP - TS/EXEMPT**

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

Plan: PM33206

Parcel: 321040015

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:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

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

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

Fire

050 - Fire. 1

0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS

Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 2

0050-Fire-MAP-#67-ECS-GATE ENTRANCES

Not Satisfied

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

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Fire

050 - Fire. 3                              0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                              Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 16' in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 45' capable of accommodating fire apparatus.

050 - Fire. 4                              0050-Fire-MAP-#88-ECS-AUTO/MAN GATES                              Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic or manual minimum 16 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 5                              0050-Fire-MAP-#98-ECS-HYDRANT                              Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, a domestic water system with an approved fire hydrant within 500' of the driveway entrance, as approved by the Riverside County Fire Department.

Flood

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

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

**NOTICE OF MITIGATION CHARGE (MOCKINGBIRD CANYON AREA)**

Notice is hereby given that in recognition of the need to mitigate the effect of the impact caused by the development of this map, the land divider has entered into an agreement with the County of Riverside electing to make payment of \$500 per lot to the County of Riverside.

Notice is further given that the mitigation fee shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP MOCKINGBIRD FEE (cont.)                      Not Satisfied  
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 time of issuance of the actual permit. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

050 - Flood. 2                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied  
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1                      0050-Planning-MAP - 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 County Service Area No. 152 if at the time of map recordation, this project is located within the boundaries of CSA 152.

050 - Planning. 2                      0050-Planning-MAP - CCOC FOR REMNDR PARCEL                      Not Satisfied  
Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 3                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied  
The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 4                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH                      Not Satisfied  
The following Environmental Constraint Note shall be placed on the ECS:

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Planning

050 - Planning. 4                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.    Not Satisfied

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

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

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

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

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

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

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 152 or other entity as determined by the Planning Department 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, if at the time of map recordation, this project is located within the boundaries of CSA 152.

050 - Planning. 9                      0050-Planning-MAP - SURVEYOR CHECK LIST                              Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Planning

050 - Planning. 9                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied

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 1 gross acre.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-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.

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](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

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

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

050 - Transportation. 2                      0050-Transportation-MAP - AGGREGATE/32'GRADED                      Not Satisfied

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Transportation

050 - Transportation. 2      0050-Transportation-MAP - AGGREGATE/32'GRADED (cont)      Not Satisfied

Avenue "B" along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 55 foot full width dedicated right-of-way as approved by the Transportation Department.

Sullivan Lane along project boundary from Avenue "B" to 350' south of Avenue "B" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full width dedicated right-of-way as approved by the Transportation Department.

Sullivan Lane from 350' south of Avenue "B" to 600' south of Avenue "B" along project boundary shall be improved with 24' of acceptable Aggregate Base (0.33') on a 32' graded section within 45 foot part width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 3      0050-Transportation-MAP - ASSESSMENT DIST 1      Not Satisfied

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

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

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

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

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

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

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

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

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Transportation

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

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

050 - Transportation. 8            0050-Transportation-MAP - OFFSITE ACCESS RD/AGG.CO    Not Satisfied

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Avenue "B" to Wood Road.

050 - Transportation. 9            0050-Transportation-MAP - OFF-SITE INFO                    Not Satisfied

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

050 - Transportation. 10           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.

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 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



Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

BS-Grade

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

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 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

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied  
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-G2.14OFFSITE 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. 5                      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.

060 - BS-Grade. 6                      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.

E Health

060 - E Health. 1                      0060-E Health-GRADE - PLAN COPIES & SCALE                      Not Satisfied

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1                      0060-E Health-GRADE - PLAN COPIES & SCALE (cont.)                      Not Satisfied

A copy of the grading plan, duly signed by the soils engineer on a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data to include the 100% expansion, shall be submitted for the Department of Environmental Health review and approval.

060 - E Health. 2                      0060-E Health-GRADE - PLAN REQMENTS                      Not Satisfied

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:

- 1) The proposed cuts and/or fills in the areas of the sewage disposal systems.
- 2) The primary sewage disposal system and its 100% expansion.
- 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system.
- 4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed.
- 5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

060 - E Health. 3                      0060-E Health-GRADE - SEPTIC                      Not Satisfied

This Department has reviewed the soils data available in the AM/PAC percolation test in our files and we will permit Domestic Sewage Disposal from the individual parcel/lot as follows: For each 100 gallons of septic tank capacity, 65 sq. ft. of bottom area of leach lines only WITH AM/PAC AND ASSOCIATES INSPECTING THE TRENCHES PRIOR TO CHAMBER PLACEMENT.

If any grading is performed affecting the areas of subsurface sewage disposal systems, the noted rate assigned by the Department of Environmental Health is nullified. Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

Flood

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      0060-Flood-MAP MOCKINGBIRD FEE                      Not Satisfied

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

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

Planning

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

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

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

Prior to issuance of grading permits, the Planning

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

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

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

060 - Planning. 4                      0060-Planning-MAP - 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. 5                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

Planning

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

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 4.8 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.

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

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

atersheds: 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 Divisin of the Building and Safety Department.

Fire

080 - Fire. 1                      0080-Fire-MAP-#50B-HYDRANT SYSTEM                      Not Satisfied

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

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

Flood

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

Plan: PM33206

Parcel: 321040015

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP MOCKINGBIRD FEE (cont.)                      Not Satisfied

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

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

Planning

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

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

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

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

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

All utility extensions under 300 kV within a lot shall be placed underground.

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 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

Plan: PM33206

Parcel: 321040015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            0080-Transportation-EOT1 -WQMP AND MAINTENANCE (cc    Not Satisfied  
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 Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Fire

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

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



Plan: PM33206

Parcel: 321040015

90. Prior to Building Final Inspection

Fire

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

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

Planning

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152 or other entities as determined by the Planning Department if condition 50.PLANNING.7 was met. If 50.PLANNING.7 was set to NOTAPPLY, this condition shall also be set to NOTAPPLY.

090 - Planning. 2                      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 5 Acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

Plan: PM33206

Parcel: 321040015

90. Prior to Building Final Inspection

Transportation

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