

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



**ITEM: 1.2  
(ID # 12995)**

**MEETING DATE:**  
Tuesday, July 14, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33356 – Applicant: Sand Creek Development LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Denisty Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, Southerly of Pauba Road and Westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) and Residential Agricultural – ½ Acre Minimum (R-A-½), Residential Agricultural – 1 Acre Minimum (R-A-1) and Residential Agricultural – 2 Acre Minimum (R-A-2) –APPROVED PROJECT DESCRIPTION: Schedule “B” Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356, extending the expiration date to July 12, 2022. District 3. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 17, 2019. The Tentative Tract Map No. 33356 will now expire on July 12, 2022.

**ACTION: Consent**


  
Charissa Leach, Assistant TLMA Director 7/2/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel 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: July 14, 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 Tract Map No. 33356 was originally approved at Planning Commission on April 7, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7116 where both applications were approved on July 12, 2011 (Agenda Item 16.3). TR33356 was approved for three years, expiring on July 12, 2014.

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. TR33356 was extended from July 12, 2014 to July 12, 2016 through AB116.

The First Extension of Time was received May 19, 2016, ahead of the expiration date of July 12, 2016. This time extension was approved, extending the expiration date for TR33356 to July 12, 2019.

The Second Extension of Time was received and withdrawn January 2018. The applicant requested to withdraw the Extension of Time application and requested a refund as it was anticipated that the final map would be recorded prior to its expiration. This second extension was not processed and the file was closed.

The Third Extension of time was received May 30, 2019, ahead of the expiration date of July 12, 2019.

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

The Tentative Tract Map also benefited from Assembly Bill No. 116 (AB116), which granted statutory extension of times for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 33356 on July 17, 2019. The Planning Commission approved the project.



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

**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 Planning Department and the Planning Commission.

**Supplemental**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**



Jason Farin, Principal Management Analyst 7/8/2020



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 17, 2019**

**1.0 CONSENT CALENDAR**

**1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356** – Applicant: Sand Creek Development LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, Southerly of Pauba Road, and westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) – Residential Agricultural – ½ Acre Minimum (R-A-½) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “B” Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022. Project Planner: Fernando Solis at (951) 955-8254 or email at [fersolis@rivco.org](mailto:fersolis@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022.

**1.2 PLOT PLAN NO. 26204 – RECEIVE and FILE** – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 proposes the construction and operation of a new unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 ODE type C cabinets, two (2) PTS8003 cabinets, and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**RECEIVED and FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090** – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc. – Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**CONTINUED** to August 7, 2019.





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 17, 2019**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288) – REQUEST: The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule “E” subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43003; and,

**APPROVED** Conditional Use Permit No. 3770; and,

**APPROVED** Tentative Parcel Map No. 37297, subject to the conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD-PF) – 9.21 Acres – Location: Northerly of 38<sup>th</sup> Avenue, easterly of Adams Street, and westerly of Dune Palms Road – Zoning: Specific Plan (S-P) – REQUEST: **Conditional Use Permit No. 3213, Revised Permit No. 2** proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolias@rivco.org](mailto:jolias@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

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

**APPROVED** Conditional Use Permit No. 3213, Revised Permit No. 2, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP**

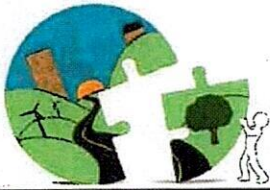
**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**





# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

7.1

Planning Commission Hearing: July 17, 2019

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR33356E03	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Southwest		Angeles D. Little
<b>Zoning Area/District:</b>	Rancho California Area		Sand Creek Development LP
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Fernando Solis		
<b>APN:</b>	951-220-002		

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 33356 has requested an extension of time to allow for the recordation of the final map to subdivide 42.4 acres into 16 residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

The project is located north of Linda Rosea Road, west of Anza Road, south of Danby Road, and east of Cotta Lane.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33356**, extending the expiration date to July 12, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map



## PROJECT BACKGROUND AND ANALYSIS

### Background

Tentative Tract Map No. 33356 was originally approved at Planning Commission on April 7, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7116 where both applications were approved on July 12, 2011. TR33356 was approved for three years, expiring on July 12, 2014.

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. TR33356 was extended from July 12, 2014 to July 12, 2016 through AB116.

The First Extension of Time was received May 19, 2016, ahead of the expiration date of July 12, 2016. This time extension was approved, extending the expiration date for TR33356 to July 12, 2019.

The Second Extension of Time was received and withdrawn January 2018. The applicant requested to withdraw the Extension of Time application and requested a refund as it was anticipated that the final map would be recorded prior to its expiration. This second extension was not processed and the file was closed.

The Third Extension of time was received May 30, 2019, ahead of the expiration date of July 12, 2019. The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

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

### Riverside County Tentative Map Extensions

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

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

The 1<sup>st</sup> extension of time granted 3 years. The 2<sup>nd</sup> extension was not completely processed and withdrawn by the applicant. This, 3<sup>rd</sup> extension will grant another 3 years. In addition, this application has exhausted all time extensions allowed for TR33356.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 12, 2022. If a Final Map has not been recorded prior to this date, TR33356 would expire.



## ENVIRONMENTAL REVIEW

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

## FINDINGS

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

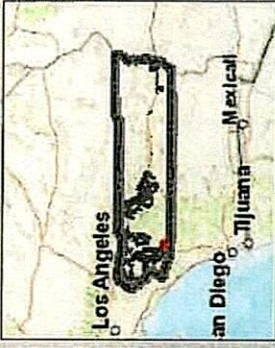
### *Extension of Time Findings*

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



# 3rd EOT for TR33356

## 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.



REPORT PRINTED ON... 6/11/2019 10:39:36 AM

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# TENTATIVE TRACT MAP 33356 IN THE COUNTY OF RIVERSIDE (AMENDED EXHIBIT NO. 3)

### GENERAL NOTES

**DATE PREPARED:**  
**LAND OWNERS/PLACER:**  
**DATE OF ORIGINAL PLAN:**  
**DATE OF THIS AMENDMENT:**  
**FILE NO.:**

**REVISIONS:**

**APPROVED BY:**

**APPROVED:**

**LOCAL JURISDICTION:**

**PERMITS:**

**ASSUMPTIONS:**

**GENERAL NOTES:**

1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.

**LEGEND:**

1. LOT BOUNDARIES

2. LOT DIMENSIONS

3. LOT AREA

4. LOT CORNERS

5. LOT CENTER POINTS

6. LOT AREA TABLE

**NOTES:**

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**LEGEND:**

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3. LOT AREA

4. LOT CORNERS

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4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.

**LEGEND:**

1. LOT BOUNDARIES

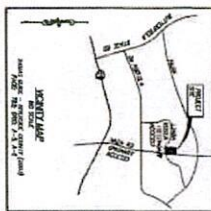
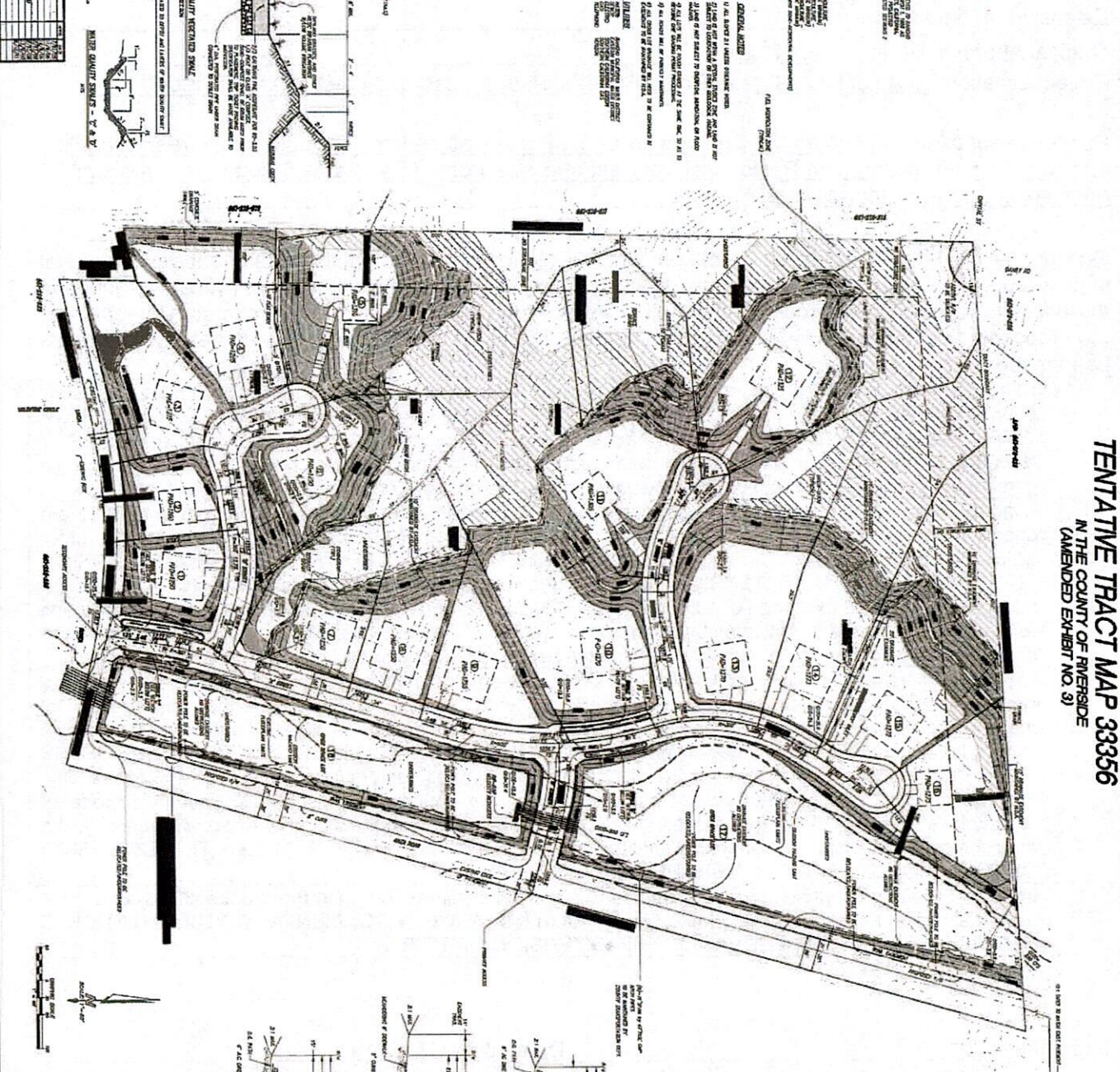
2. LOT DIMENSIONS

3. LOT AREA

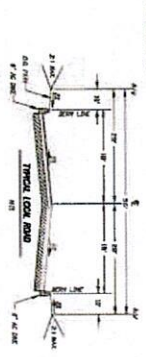
4. LOT CORNERS

5. LOT CENTER POINTS

6. LOT AREA TABLE



LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
TOTAL	150,000	3.45



**ENGINEERING**

SHEET TITLE  
**TITLE / GRADING SHEET**

COUNTY OF RIVERSIDE  
**TENTATIVE TRACT MAP 33356**



# Extension of Time Environmental Determination

Project Case Number: TR 33356  
 Original E.A. Number: 40032  
 Extension of Time No.: Third  
 Original Approval Date: April 7, 2010  
 Project Location: North of Linda Rosea Road, South of Pauba Road and West of Anza Road

Project Description: Schedule "B" Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

On July 12, 2011, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: June 15, 2019  
 For Charissa Leach, Assistant TLMA Director



## Solis, Fernando

---

**From:** Angela Little <awlittle@msn.com>  
**Sent:** Tuesday, June 04, 2019 2:05 PM  
**To:** Solis, Fernando  
**Subject:** Re: TR 33356 Extension

**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.

Thank you for your email, Fernando.

As the applicant for the extension of time for TR 33356, I accept that no new conditions of approval will be required on the project in connection with this extension. Thank you so much for notifying me that you will be moving the application forward upon receipt of this email from me. If you require anything else, please let me know right away.

Angela Little  
Applicant  
Sand Creek Development  
TR 33356

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**From:** Solis, Fernando <FerSolis@RIVCO.ORG>  
**Sent:** Tuesday, June 4, 2019 1:45 PM  
**To:** awlittle@msn.com  
**Subject:** TR 33356 Extension

Attn: Sand Creek Dev. LP  
Angela D. Little  
P.O. Box 181  
Winchester, CA 92596

**RE: EXTENSION OF TIME REQUEST for NO. 33356**

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

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

If you have any concerns, please notify me to discuss. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once I receive the requested written letter, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An



opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

**Fernando Solis**  
**Urban Regional Planner III**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-8254



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**County of Riverside California**



Plan: TR33356E03

Parcel: 951220002

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

1. Provide 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)

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

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

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

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

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

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

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

Fire

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

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that would include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be



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50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.)                      Not Satisfied  
provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

050 - Fire. 2                      0050-Fire-MAP-#46-WATER PLANS                      Not Satisfied

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

050 - Fire. 3                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied

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

050 - Fire. 4                      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. 5                      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



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Fire

050 - Fire. 5                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.)                      Not Satisfied  
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.

050 - Fire. 6                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied  
Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7                      0050-Fire-MAP-#88-ECS-AUTO GATES                      Not Satisfied  
Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 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.

Flood

050 - Flood. 1                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied  
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 2                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 3                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting







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50. Prior To Map Recordation

Planning

050 - Planning. 3                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.)                      Not Satisfied

050 - Planning. 4                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 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 - LC LNDSCP COMMON AREA MA                      Not Satisfied

The developer/ permit holder shall: 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859; 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall: 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.



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50. Prior To Map Recordation  
Planning

050 - Planning. 8                      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. 9                      0050-Planning-MAP- CC&R RES POA COM. AREA                      Not Satisfied

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

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



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50. Prior To Map Recordation

Planning

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly open space lots 17 and 18 including the two (2) entry monuments to be placed on lots 18, all trails and drainage easement slope areas indicated on the tentative map, and four (4) swales along 'A' street, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

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



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50. Prior To Map Recordation

Planning

050 - Planning. 9

0050-Planning-MAP- CC&R RES POA COM. AREA (cont.)

Not Satisfied

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

(CONDITION REVISED AT BOS ON 6/28/11)

050 - Planning. 10

0050-Planning-MAP- ECS AFFECTED LOTS

Not Satisfied

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

050 - Planning. 11

0050-Planning-MAP- ECS NOTE ARCHAEOLOGICAL

Not Satisfied

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

"County Archaeological Report no. PD-A-4602 was prepared for this property on 2009 by Kyle Consulting and is on file at the County of Riverside Planning Department. Information was also received by the Pechanga Band of Luiseno Mission Indians. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 12

0050-Planning-MAP- OFFER OF TRAILS

Not Satisfied

An offer of dedication to the County of Riverside for a 14' wide community trail along Anza Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 13

0050-Planning-MAP- QUIMBY FEES (1)

Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency for County Service Area (CSA) No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment



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50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-MAP- QUIMBY FEES (1) (cont.)                      Not Satisfied  
of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with  
Section 10.35 of County Ordinance No. 460.

050 - Planning. 14                      0050-Planning-MAP- REQUIRED APPLICATIONS                      Not Satisfied  
No FINAL MAP shall record until Change of Zone No. 7116 has been approved and adopted by the  
Board of Supervisors and has been made effective.

050 - Planning. 15                      0050-Planning-MAP- SURVEYOR CHECK LIST                      Not Satisfied  
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure  
compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of .75 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

Regional Parks and Open Space

050 - Regional Parks and Open    0050-Regional Parks and Open Space-MAP - TRAIL EASEMENT    Not Satisfied  
Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The trails plan shall show the easement on Anza Road as shown on the Amended No. 3 map.



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50. Prior To Map Recordation

Transportation

050 - Transportation. 1                      0050-Transportation-EOT2 - FINAL ACCESS AND MAINT                      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](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 - ACCESS RESTRICTION                      Not Satisfied

Lot access shall be restricted on Anza Road and Linda Rosea Road and so noted on the final map.

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 - DEDICATIONS                      Not Satisfied

All interior streets are designated as Local streets and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for no sidewalk.)



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50. Prior To Map Recordation

Transportation

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

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

050 - Transportation. 6                    0050-Transportation-MAP - EXISTING MAINTAINED                    Not Satisfied

Anza Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59') (Modify for no sidewalk)

NOTE: 1. A 14' community trail shall be constructed outside of the right-of-way along Anza Road.

2. Construct transition AC pavement tapering for acceleration lane and join existing AC pavement to the north project boundary.

050 - Transportation. 7                    0050-Transportation-MAP - IMP PLANS                    Not Satisfied

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.rctlma.org/trans/land_dev_plan_check_guide_lines.html).

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

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



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50. Prior To Map Recordation

Transportation

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 - PART-WIDTH                      Not Satisfied

Linda Rosea along project boundary is designated as a Collector Road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for no sidewalk.)

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

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

050 - Transportation. 12                      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD                      Not Satisfied

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

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

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

050 - Transportation. 13                      0050-Transportation-MAP - STREET NAME SIGN                      Not Satisfied

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



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50. Prior To Map Recordation

Transportation

050 - Transportation. 14      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

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

050 - Transportation. 15      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 16      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 17      0050-Transportation-MAP - SUFFICIENT R-O-W      Not Satisfied

Sufficient public right-of-way shall be provided along Darby Road / Capital Street to establish a 30 foot half width right-of-way including a standard knuckle.

050 - Transportation. 18      0050-Transportation-MAP - TUMF CREDIT AGREEMENT      Not Satisfied

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



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50. Prior To Map Recordation

Transportation

050 - Transportation. 19                      0050-Transportation-MAP - UTILITY PLAN                      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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.



Plan: TR33356E03

Parcel: 951220002

60. Prior To Grading Permit Issuance

BS-Grade

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

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 SWRCB at (916) 341-5455.

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

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY                      Not Satisfied

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS (cont.)                      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. 7                      0060-BS-Grade-MAP-G2.15NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM                      Not Satisfied

A recorded drainage easement is required for lot to lot drainage. The applicant shall provide evidence that a mechanism of maintenance for the lot to lot drainage has been obtained. In no instance shall the maintenance of the lot to lot drainage be maintained by the property owner.

060 - BS-Grade. 9                      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. 10                      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.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied

E Health

060 - E Health. 1                      0060-E Health-GRADE - HAZMAT PHASE II                      Not Satisfied

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

Fire

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

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

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

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

Flood

060 - Flood. 1                      0060-Flood-MAP EROS CNTRL AFTER RGH GRAD                      Not Satisfied

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





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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-GEN- TRIBAL MONITORING (cont.)

Not Satisfied

NOTE: 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for providing consultation on behalf of the Tribe in the event that Native American cultural resources are uncovered during grading.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 2

0060-Planning-GEN\*- CULTURAL RESOURCES PROFE

Not Satisfied

As a result of information contained in the archaeological report prepared for this project and information received from the Pechanga Band of Luiseno Mission Indians, it has been determined that archaeological monitoring is appropriate given the sensitivity for prehistoric Native American cultural resources in the project area.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-GEN\*- CULTURAL RESOURCES PROFE (cont.)                      Not Satisfied

establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

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

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

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

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont.)                      Not Satisfied

find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5                      0060-Planning-MAP - SECTION 1601/1603 PERMIT                      Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 6                      0060-Planning-MAP - SECTION 404 PERMIT                      Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 7                      0060-Planning-MAP - SUBSIDENCE STUDY                      Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

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60. Prior To Grading Permit Issuance  
Planning

060 - Planning. 8                      0060-Planning-MAP- REQ APPL PRIOR TO GRDG                      Not Satisfied

No final map shall record until Change of Zone No. 7116 has been approved and adopted by the Board of Supervisors. This land division shall conform with the development standards of the zone ultimately applied to the property.

060 - Planning. 9                      0060-Planning-MAP- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.4 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



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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                    0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (co                    Not Satisfied  
required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 2                    060-Nesting Bird Survey (MBTA)                    Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3                    060-Nesting Bird Survey                    Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a



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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3                      060-Nesting Bird Survey (cont.)                      Not Satisfied

signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Regional Parks and Open Space

060 - Regional Parks and Open    0060-Regional Parks and Open Space-MAP - TRAILS PLAN                      Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

Transportation

060 - Transportation. 1                      0060-Transportation-EOT2 - FINAL WQMP FOR GRADING                      Not Satisfied

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

(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



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT (cont.)                      Not Satisfied  
    Safety Department.

Fire

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

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

Approved water plans must be a the job site.

Flood

080 - Flood. 1                              0080-Flood-MAP SUBMIT FINAL WQMP                              Not Satisfied

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

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

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

Planning

080 - Planning. 1                              0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                              Not Satisfied

If tract homes are proposed, the land divider/permit holder shall provide two (2) entry monuments, one (1) located on the southwest corner of lot 18 and one (1) located on the northeast corner of lot 18. The permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. Prior To Building Permit Issuance  
Planning

The plot plan shall contain the following elements:

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

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

(CONDITION REVISED AT BOS ON 6/28/11)

080 - Planning. 2                      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. 3                      0080-Planning-MAP - LC LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species. When applicable, plans shall include the following



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      0080-Planning-MAP - LC LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

components: 1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

080 - Planning. 4                      0080-Planning-MAP - LC LANDSCAPING SECURITIE                      Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-MAP - LC LANDSCAPING SECURITIE (cont.)                      Not Satisfied

Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Planning. 5                      0080-Planning-MAP- SCHOOL MITIGATION                      Not Satisfied

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

Transportation

080 - Transportation. 1                      0080-Transportation-EOT2 -WQMP AND MAINTENANCE                      Not Satisfied

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

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

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



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90. Prior to Building Final Inspection

BS-Grade

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

090 - BS-Grade. 2                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

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

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

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN (cont.)                      Not Satisfied  
not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Flood

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

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

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

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

090 - Flood. 2                      0090-Flood-MAP BMP - MAINT & INSPECT                      Not Satisfied

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

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

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy



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



ITEM: 1.2  
(ID # 12995)

**MEETING DATE:**  
Tuesday, July 14, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33356 – Applicant: Sand Creek Development LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Denisty Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, Southerly of Pauba Road and Westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) and Residential Agricultural – ½ Acre Minimum (R-A-½), Residential Agricultural – 1 Acre Minimum (R-A-1) and Residential Agricultural – 2 Acre Minimum (R-A-2) –APPROVED PROJECT DESCRIPTION: Schedule “B” Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356, extending the expiration date to July 12, 2022. District 3. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 17, 2019. The Tentative Tract Map No. 33356 will now expire on July 12, 2022.

**ACTION: Consent**


  
Charissa Leach, Assistant TLMA Director 7/2/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel 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: July 14, 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 Tract Map No. 33356 was originally approved at Planning Commission on April 7, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7116 where both applications were approved on July 12, 2011 (Agenda Item 16.3). TR33356 was approved for three years, expiring on July 12, 2014.

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. TR33356 was extended from July 12, 2014 to July 12, 2016 through AB116.

The First Extension of Time was received May 19, 2016, ahead of the expiration date of July 12, 2016. This time extension was approved, extending the expiration date for TR33356 to July 12, 2019.

The Second Extension of Time was received and withdrawn January 2018. The applicant requested to withdraw the Extension of Time application and requested a refund as it was anticipated that the final map would be recorded prior to its expiration. This second extension was not processed and the file was closed.

The Third Extension of time was received May 30, 2019, ahead of the expiration date of July 12, 2019.

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

The Tentative Tract Map also benefited from Assembly Bill No. 116 (AB116), which granted statutory extension of times for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 33356 on July 17, 2019. The Planning Commission approved the project.



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

**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 Planning Department and the Planning Commission.


**Supplemental**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      7/8/2020



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 17, 2019**

**1.0 CONSENT CALENDAR**

**1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356** – Applicant: Sand Creek Development LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Denisty Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, Southerly of Pauba Road, and westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) – Residential Agricultural – ½ Acre Minimum (R-A-½) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “B” Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022. Project Planner: Fernando Solis at (951) 955-8254 or email at [fersolis@rivco.org](mailto:fersolis@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022.

**1.2 PLOT PLAN NO. 26204 – RECEIVE and FILE** – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 proposes the construction and operation of a new unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 ODE type C cabinets, two (2) PTS8003 cabinets, and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**RECEIVED and FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration** – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0

**CONTINUED** to August 7, 2019.





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 17, 2019**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288) – REQUEST: The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule “E” subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43003; and,

**APPROVED** Conditional Use Permit No. 3770; and,

**APPROVED** Tentative Parcel Map No. 37297, subject to the conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD-PF) – 9.21 Acres – Location: Northerly of 38<sup>th</sup> Avenue, easterly of Adams Street, and westerly of Dune Palms Road – Zoning: Specific Plan (S-P) – REQUEST: **Conditional Use Permit No. 3213, Revised Permit No. 2** proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolias@rivco.org](mailto:jolias@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

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

**APPROVED** Conditional Use Permit No. 3213, Revised Permit No. 2, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**







**ADVISORY NOTIFICATION DOCUMENT**

## Flood

## Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

## Flood. 2 0010-Flood-MAP 100 YR SUMP OUTLET

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

## Flood. 3 0010-Flood-MAP FLOOD HAZARD REPORT

Tract Map No. 33356 proposes a Schedule B subdivision of 42.4 acres into 16 singles family residential lots and two (2) open space lots. The site is located in the Rancho California area, at the northwest corner of Anza Road and Linda Rosea Road.

The project site is impacted by a large watercourse with a 100-year peak discharge of approximately 880cfs that enters the site at the northeasterly corner and runs along the project easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse.

Recently, MWD has constructed a detour road for Anza Road within the floodplain area. The 100-year floodplain shall be based on the existing conditions of the site prior to the disturbance of the floodplain area since the area is to be restored to its original condition. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain.

Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets.

It should be noted that the development of this site will have impacts to water quality. Four (4) enhanced vegetated swale have been located along "A" Street to mitigate these impacts, as identified in the exhibit and Water Quality Management Plan (WQMP) received October 2, 2008. This form of mitigation is acceptable.



## ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4

0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

Flood. 5

0010-Flood-MAP OWNER MAINT NOTICE

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

Flood. 6

0010-Flood-MAP PERP DRAINAGE PATTERNS

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

Flood. 7

0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM

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

[www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 8

0010-Flood-MAP WQMP ESTABL MAINT ENTITY

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

The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Flood. 9

0010-Flood-XXM BMP MAINTENANCE & INSPECT

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.











## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5

0010-Planning-MAP - GEO02102 (cont.)

4. Liquefaction is a potential hazard at this site. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading.

5. There is a moderate to significant landslide hazard or slope instability without further mitigation.

6. There is no potential for rockfall hazard to impact the property.

#### GEO02102 recommended:

1. All landslide debris flow materials should be removed and replaced as compacted fill.

2. Depths of alluvial/colluvial removals are anticipated to vary from 3 to 20 feet below the ground surface.

3. The Sand Creek channel will need substantially more removal than 3 to 5 feet and should have a geofabric placed in the bottoms of the removals and maybe at intervals within the re-compacted fill.

GEO No. 2102 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2102 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide on liquefaction hazards at this site, as described elsewhere in this conditions set.

Planning. 6

0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10

0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

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

Planning. 11

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County 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.









### ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2

0010-Planning-All-MAP - HOLD HARMLESS

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Planning-All. 3

0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33356 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33356, Amended Per Final Conditions, dated July 12, 2011.

APPROVED EXHIBIT L = Landscape plans for Tentative Tract Map No. 33356, Exhibit L (Sheets 1-10), dated December 1, 2007.

CHANGE OF ZONE = Change of Zone No. 7116, dated July 12, 2011.

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

(CONDITION MODIFIED AT BOS ON 7/12/11.)

## ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4

0010-Planning-All-MAP- PROJECT DESCRIPTION

The land division hereby permitted is a tentative tract map for a Schedule B subdivision of 42.4 gross acres into 16 residential lots with a minimum lot size of 0.75 acres and two (2) open space lots for the watercourse that traverses the project site along Anza Road.

The change of zone will change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone - Residential Developments (R-5) and Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2).

(CONDITION REVISED AT BOS ON 6/28/11)



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    0010-Transportation-MAP - DRAINAGE 1

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

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 - OFF-SITE PHASE

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

0010-Transportation-MAP - TS/EXEMPT

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