

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



**ITEM: 1.3
(ID # 14135)**

MEETING DATE:
Tuesday, January 12, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29326 – Applicant: Pete Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development - Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Watson Road, westerly of Pierson Road, easterly of Sultanas Road – 19.1 Acres – Zoning: Specific Plan (Menifee North; SP No. 260) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326, extending the expiration date to December 13, 2022. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on October 7, 2020. The Tentative Tract Map No. 29326 will now expire on December 13, 2022.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: January 12, 2021
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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Absent: None
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Clerk of the Board
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**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 29326 was originally approved at Planning Commission on December 13, 2006. It proceeded to the Board of Supervisors where the application was approved on March 13, 2007. The project has received the following extensions:

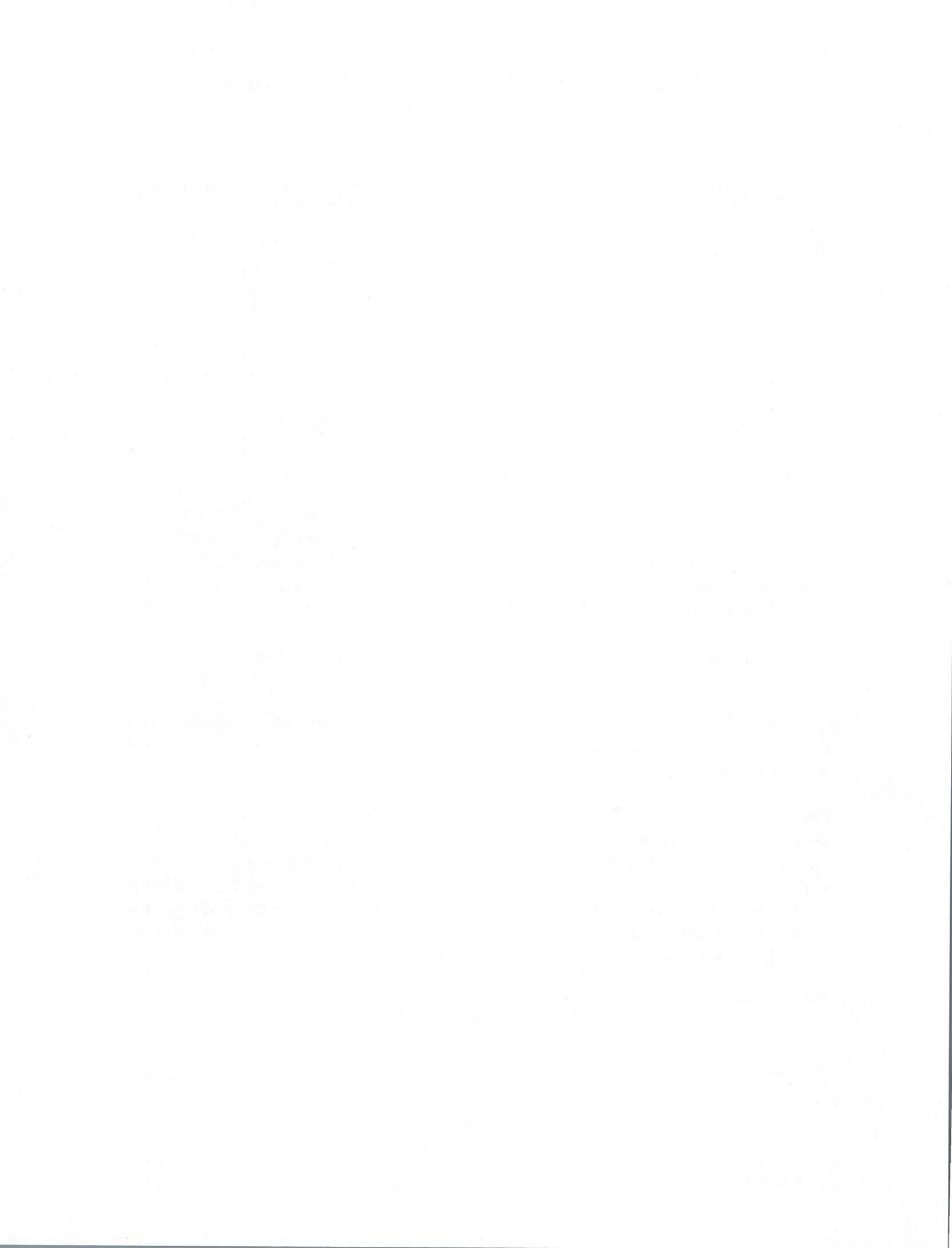
1. CA Senate Bill No. 1185 extended the expiration date to December 13, 2010.
2. CA Assembly Bill No. 333 extended the expiration date to December 13, 2012.
3. CA Assembly Bill No. 208 extended the expiration date to December 13, 2014.
4. CA Assembly Bill No. 116 extended the expiration date to December 13, 2016.
5. County of Riverside Extension of Time No. 1 extended the expiration to December 13, 2017.
6. County of Riverside Extension of Time No. 2 extended the expiration to December 13, 2020.

The Third Extension of Time was received on August 17, 2020 ahead of the expiration date of December 13, 2020. The applicant and the County discussed conditions of approval and reached a consensus on September 2, 2020.

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

The Planning Commission heard the third extension of time for Tentative Tract Map No. 29326 on October 7, 2020. The Planning Commission approved the project by a 5-0 vote.

Board Action



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

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

Impact on Citizens and Businesses

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

Supplemental

Additional Fiscal Information

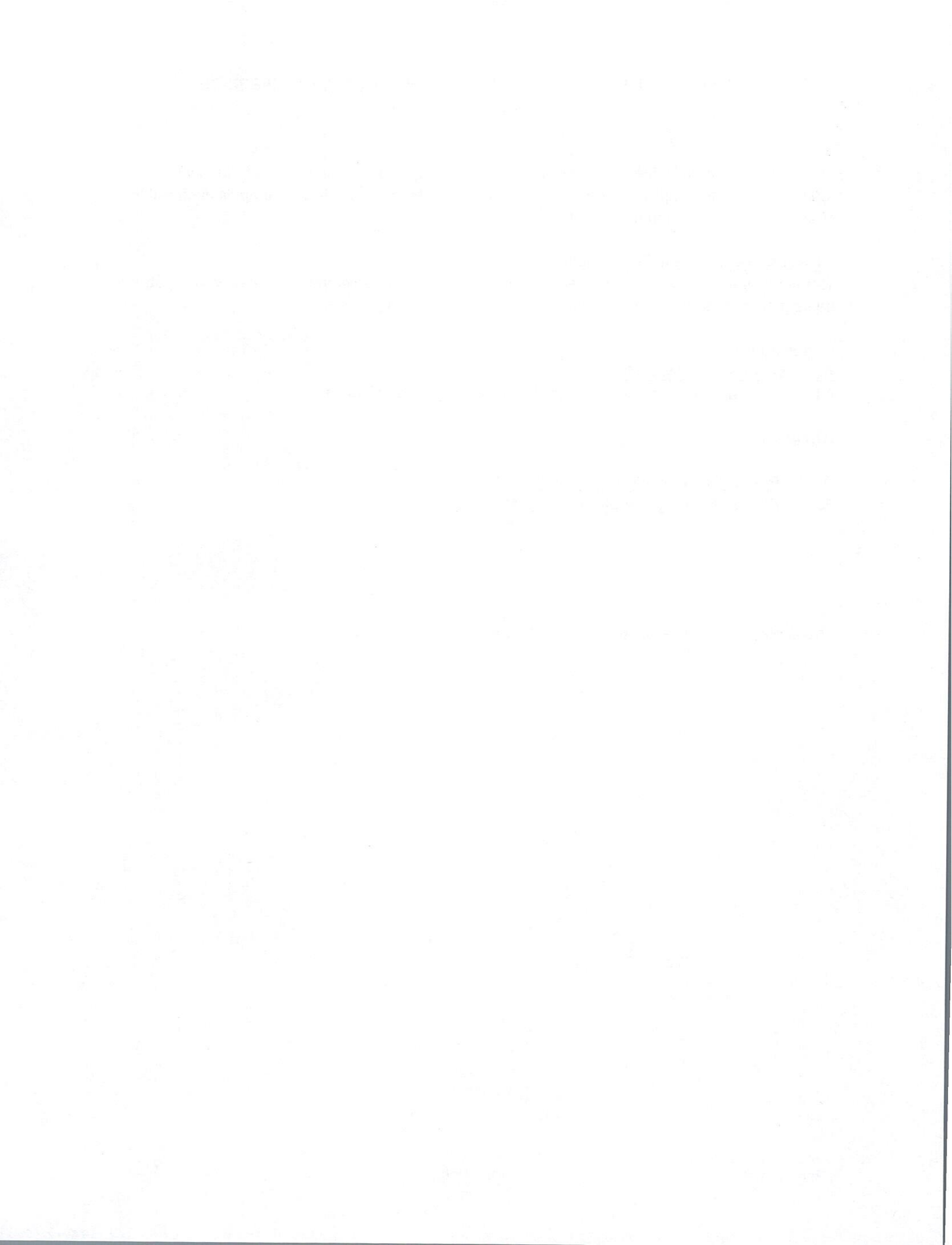
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

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



Jason Farin, Principal Management Analyst 1/6/2021





**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 7, 2020**

1.0 CONSENT CALENDAR

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326** – Applicant: Pete Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Watson Road, westerly of Pierson Road, easterly of Sultanas Road, and northerly of Triple Crown Road – 19.1 Acres – Zoning: Specific Plan (SP260/Menifee North) – Approved Project Description: Schedule “A” subdivision of 19.1 acres into 65 single family residential lots and one (1) drainage channel lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2022. Project Planner: Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2022.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration** – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. Continued from September 23, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **Planning Commission Action:** Public Comments: Closed By a vote of 5-0
The Planning Commission Recommends that the Board of Supervisors take the following actions:
ADOPT a Negative Declaration for Environmental Assessment No. 42764; and,
TENTATIVELY Approve Change of Zone No. 7862; and,
APPROVE Tentative Tract Map No. 36784, subject to the conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration** – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance No. 348.4933 associated with Change of Zone No. 2000013** proposes alternative methodologies to deviate from the 1,000 foot minimum separation requirement between cannabis retailers, as stated in Ordinance No. 348 (Land Use), Section 19.519.A.2, which includes clustering based upon certain population characteristics, as well as proximity to freeways. **Conditional Use Permit No. 200010** (CUP200010) proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail **Planning Commission Action:** Public Comments: Closed By a vote of 5-0
The Planning Commission Recommends that the Board of Supervisors take the following actions:
ADOPT a Negative Declaration for Environmental Assessment No. CEQ200035; and,
ADOPT Ordinance No. 348.4933 associated with Change of Zone No. 2000013; and,
TENTATIVELY Approve Change of Zone No. 2000012; and,
TENTATIVELY Approve Development Agreement No. 2000002; and,
APPROVE Conditional Use Permit No. 2000010, subject to the conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 7, 2020**

cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m.; with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 2000002** is the associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

- 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



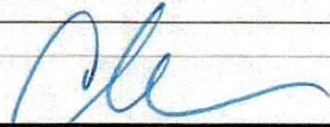
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.1

Planning Commission Hearing: October 7, 2020

PROPOSED PROJECT

Case Number(s):	TR29326E03	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Peter Pitassi	
Zoning Area/District:	Homeland Area		
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
APN:	457-340-028, 457-340-018 457-340-019, 457-340-020		
		Charissa Leach, P.E. Assistant TLMA Director	

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 19.1 acres into 65 single family residential lots, and one drainage channel lot.

The project site is located northerly of Triple Crown Road, southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326**, extending the expiration date to December 13, 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. 29326 was originally approved at Planning Commission on December 13, 2006. It proceeded to the Board of Supervisors where the application was approved on March 13, 2007. The project has received the following extensions:

1. CA Senate Bill No. 1185 extended the expiration date to December 13, 2010.
2. CA Assembly Bill No. 333 extended the expiration date to December 13, 2012.
3. CA Assembly Bill No. 208 extended the expiration date to December 13, 2014.
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State Bills

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

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

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of approved tentative maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved tentative maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of approved tentative maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved tentative maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Tentative Map Extensions

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

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, the second extension of time granted another 3 years, pushing the tentative tract map's expiration date to December 13, 2020. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to December 13, 2022.

ENVIRONMENTAL REVIEW

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

FINDINGS

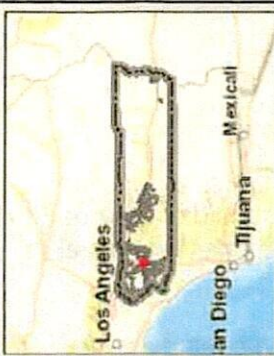
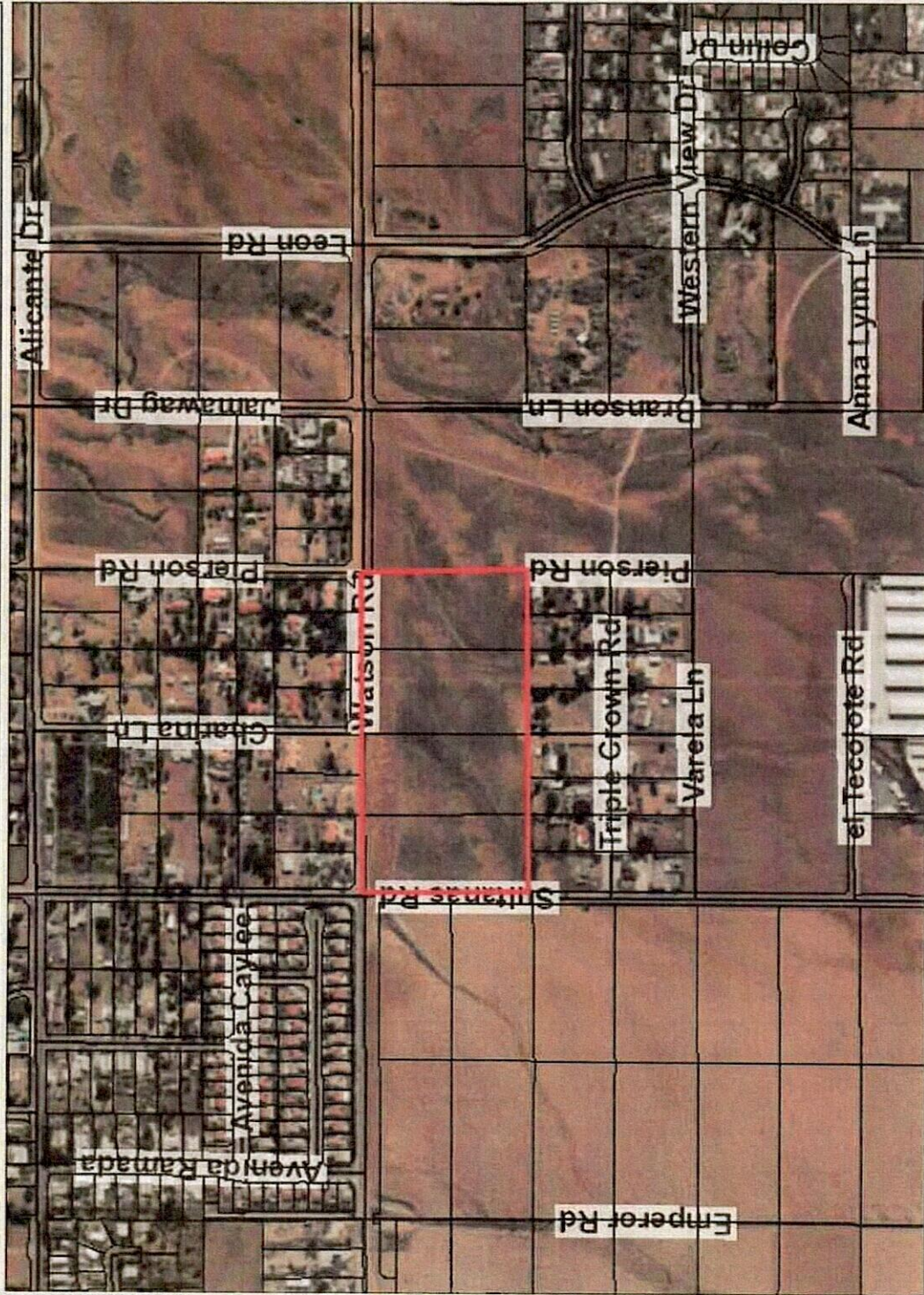
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

2nd EOT for TR29326

Vicinity Map



Legend

- Parcels
- 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... 12/14/2017 4:37:47 PM



GENERAL NOTES

TENTATIVE MAP TRACT No. 29326

APPLICANT/OWNER

PSOMAS
2010 9th Avenue
Brea, CA 92627
(949) 751-5417 (949) 942-3379

ENGINEER

Underground Service Airm
TOLL FREE
1-800-227-2800

ACREAGE

ASSASSOR'S MAP NO.

LAND USE

LEGAL DESCRIPTION

SCHOOL DISTRICT

UTILITIES

TOPOGRAPHY

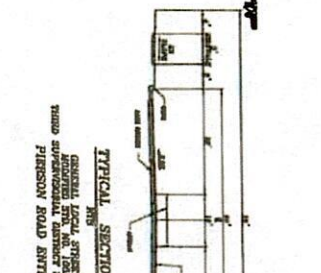
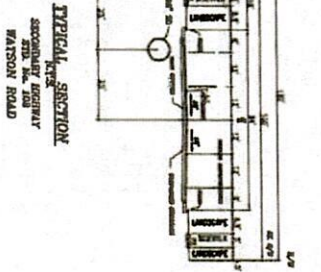
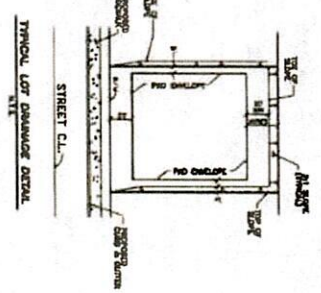
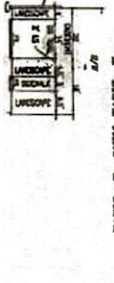
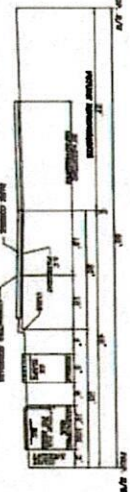
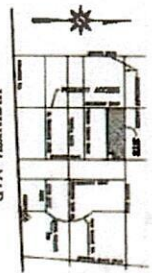
DRAINAGE NOTE

NOTES

1. ALL DISTRICTS AND ALL ZONING DISTRICTS ARE TO BE CONSIDERED.
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DRAINAGE NOTE

ALL OF THE DISTRICTS AND ALL ZONING DISTRICTS ARE TO BE CONSIDERED.



Lot No.	Lot Area	Lot No.	Lot Area	Lot No.	Lot Area	Lot No.	Lot Area
1	1,234	11	1,234	21	1,234	31	1,234
2	1,234	12	1,234	22	1,234	32	1,234
3	1,234	13	1,234	23	1,234	33	1,234
4	1,234	14	1,234	24	1,234	34	1,234
5	1,234	15	1,234	25	1,234	35	1,234
6	1,234	16	1,234	26	1,234	36	1,234
7	1,234	17	1,234	27	1,234	37	1,234
8	1,234	18	1,234	28	1,234	38	1,234
9	1,234	19	1,234	29	1,234	39	1,234
10	1,234	20	1,234	30	1,234	40	1,234

Underground Service Airm
TOLL FREE
1-800-227-2800

PRIVATE ENGINEERING NOTE

PSOMAS
2010 9th Avenue
Brea, CA 92627
(949) 751-5417 (949) 942-3379

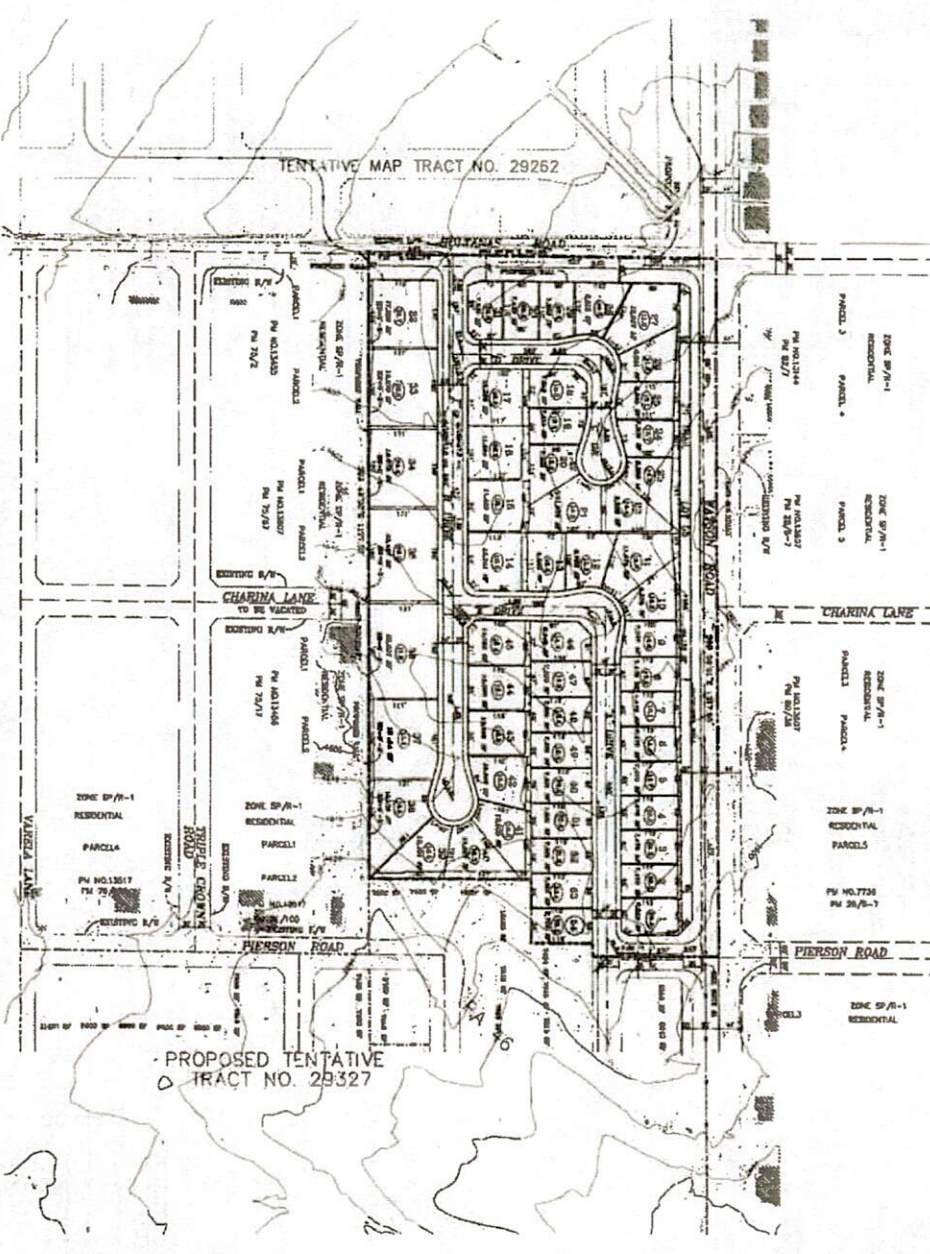
SCHEDULE "A"

TRACT 29326
TENTATIVE MAP

PHASE NO. 1 OF 2

TENTATIVE MAP

TRACT No. 29326



Underground Services Alert

OK TOLL FREE 1-800-227-2000

PRIVATE ENGINEERING NOTE

REQUIREMENTS AND/OR THE CONTRACTOR'S OBLIGATIONS ARE SET FORTH IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS.

PLANNING AND DESIGN

DATE: 05/20/2009

PROPOSED TENTATIVE TRACT NO. 29326

DATE: 05/20/2009

P. S. O. M. A. S.

2100 W. 14th Street, Suite 100, Los Angeles, CA 90024

(310) 751-4477 Fax (310) 751-4478

PROPOSED TENTATIVE TRACT NO. 29326

DATE: 05/20/2009

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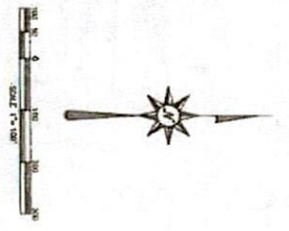
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DATE: 05/20/2009



TRACT 29326
TENTATIVE MAP

FOR PRIORITY DEVELOPMENT

FILE NO. 108-010

Extension of Time Environmental Determination

Project Case Number: TR29326E03
 Original E.A. Number: EA38511
 Extension of Time No.: 3rd EOT
 Original Approval Date: March 13, 2007
 Project Location: South of Watson Road, west of Pierson Road, and east of Sultanas Road
 Project Description: Third extension of time for a schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot

On September 4, 2020, this Tentative Tract Map and its original environmental assessment/ environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Rob Gonzalez, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Gonzalez, Roberto

From: Peter Pitassi <PPitassi@diversifiedpacific.com>
Sent: Wednesday, September 2, 2020 1:05 PM
To: Gonzalez, Roberto
Cc: Nolan Leggio; Jason Holt
Subject: Re: TR29326E01 Invoice - Riverside County

Robert

The additional conditions are acceptable for the EOT regarding TTM 29326.

Thanks
Pete

Peter J Pitassi
SVP
Diversified Pacific Communities

Sent from my iPhone

On Sep 1, 2020, at 10:16 AM, Jason Holt <JHolt@diversifiedpacific.com> wrote:

Good morning Gentlemen,

I am working through the EOT for TTM29326 and the County is recommending the addition of 7 conditions of approval. I read through them and recommend that we approve the additional conditions, they are identical to the additional conditional that are seen on TTM29327 and they are nothing out of the ordinary. Please see the attached and let me know if you approve.

Pete if you do approve I will need you to reply with an email to Rob accepting the agreements since you are listed as the applicant.

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Gonzalez, Roberto <RGonzalez@Rivco.org>
Sent: Tuesday, September 1, 2020 9:38 AM
To: Jason Holt <JHolt@diversifiedpacific.com>
Subject: RE: TR29326E01 Invoice - Riverside County

Hello Jason,

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant accepts these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

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

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

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

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

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

Sincerely,

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor

Riverside, CA 92501

Email Address: rgonzalez@rivco.org

Desk#: (951) 955-9549 | MS#59549

If you are contacting me in regard to a case, please include the entitlement or permit number in the subjectline or anywhere within the message body.

I currently work a 9/80 work schedule, off every other Friday.

Due to the COVID-19 Pandemic, I am currently telecommuting on Tuesdays and Thursdays until 9/7/2020.

Confidentiality Disclaimer: This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error, please delete all copies, both electronic and printed, and contact the author immediately.

From: Jason Holt [<mailto:JHolt@diversifiedpacific.com>]

Sent: Tuesday, September 1, 2020 8:30 AM

To: Gonzalez, Roberto <RGonzalez@Rivco.org>

Subject: RE: TR29326E01 Invoice - Riverside County

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.

Hello Rob,

Thank you for getting back to me and sharing where it is in the process. I will wait to hear back from you on when it will be heard.

Thank you,

Jason Holt

Project Manager

10621 Civic Center Drive

Rancho Cucamonga, CA 91730

Main/909-481-1150 x252

Mobile/951-956-8760

Fax/909-481-1151

jholt@diversifiedpacific.com

From: Gonzalez, Roberto <RGonzalez@Rivco.org>

Sent: Tuesday, September 1, 2020 8:28 AM

To: Jason Holt <JHolt@diversifiedpacific.com>

Subject: RE: TR29326E01 Invoice - Riverside County

Hello Jason,

Thank you for sending me this email. Extensions of time require some processing. Our usual course is that I will need to draft a brief staff report and submit it as a consent calendar item on a Planning Commission hearing. Then the item needs to be submitted as a received and file item on a Board of Supervisors meeting. Once it goes through that process, the case is considered completed. I will work on this and will let you know when we can schedule the Planning Commission meeting.

Sincerely,

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor
Riverside, CA 92501

Email Address: rgonzalez@rivco.org
Desk#: (951) 955-9549 | MS#59549

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From: Jason Holt [<mailto:JHolt@diversifiedpacific.com>]
Sent: Tuesday, September 1, 2020 8:15 AM
To: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Good morning Roberto,

Could I get your help on following up on OAPL200111, please? Its an EOT for TTM29326, I check the PLUS system and it shows it complete, but there are no supporting documents or letters of approval that I usually receive when it gets approved. Just want to see if the EOT was approved and the entitlements are extended or if there is something else that needs to occur.

Thank you,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Jason Holt
Sent: Friday, August 28, 2020 11:22 AM
To: 'Gonzalez, Roberto' <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Good morning Roberto,

With Melissa no longer in the Planning Department can I follow up with you on checking the status of this application?

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Jason Holt
Sent: Thursday, August 27, 2020 9:31 AM
To: Manzo, Melissa <MelManzo@rivco.org>
Cc: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Good morning Melissa,

Could I get a status update on this application please? Has it been approved?

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Jason Holt
Sent: Monday, August 17, 2020 3:19 PM
To: Manzo, Melissa <MelManzo@rivco.org>
Cc: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Hello Melissa,

Thank you for this the payment is in the mail and will be delivered this Wednesday. Let me know if you need anything else to complete the EOT.

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Manzo, Melissa <MelManzo@rivco.org>
Sent: Monday, August 17, 2020 3:03 PM
To: Jason Holt <JHolt@diversifiedpacific.com>
Cc: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: TR29326E01 Invoice - Riverside County

Hello –

Attached you will find the invoice for **TR29326E01**, please log in to PLUS Online to submit payment or call our cashier at 951-955-1814 during regular business hours.

Please reply to this thread once paid, thanks!

PLEASE NOTE: YOUR CASE WILL NOT BE REVIEWED OR ASSIGNED UNTIL PAYMENT IS SUBMITTED

Best Regards,

Melissa Manzo

Land Use Technician I
COUNTY OF RIVERSIDE
Planning Department
Direct: (951) 955-8254
Website: <http://planning.rctlma.org>
<image002.jpg><image003.jpg>
www.IECounts.org
Please take our survey at:
How are we doing? [Click the link to tell us](#)

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<PL_Conditions_Of_Approval-9-1-2020 9.35.10 AM.PDF>

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 21 0010-BS-Grade-SP -SLOPE SETBACKS (cont.)**

Observe slope setbacks per Section 2907, figure 29-1
Section 7011, and figure 70-1 of the Uniform Building Code.

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

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

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

Fire. 3 0010-Fire-SP -PUB RES CODE 4290 REG

The project is within State response area and is subject to Public Resource Code 4290 regulations.

Fire. 4 0010-Fire-SP -WATER MAINS AND HYDRANTS

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.

Fire. 5 0010-Fire-SP-#101-DISCL/FLAG LOT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7

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

This tract is located within the Homeland/Romoland Area Drainage Plan (ADP), which currently proposes Line 1 to be constructed along the southern side of Watson Road. The development of this site is not only dependent on the construction of Homeland Line 1, but also on the construction of Romoland MDP Line A and Briggs Road detention basin. These facilities are the major backbone of the Homeland/Romoland plan given that they convey runoff from the entire valley to San Jacinto River. Without the construction of these facilities Tract 29326 lacks an adequate outlet for the onsite flows generated by this development.

The developer shall construct Homeland Line 1, Briggs Road detention basin, and Romoland Line A as shown in the revised Master Drainage Plan (MDP). Line 1 shall be constructed from the Briggs Road Detention basin up to a point located about 500 feet easterly of Pierson Road along Watson Road. The ultimate version of Romoland Line A shall be constructed from Briggs Road detention basin to the I-215 freeway, and the interim version of Line A from the I-215 freeway to the San Jacinto River. Interim Line A shall be defined as the version proposed by the CFD presently being formed.

An alluvial fan type watershed of about 460 acres would impact the proposed development from the north. In order to protect this tract from flooding, the developer proposes to construct Homeland Line 1 along the northern perimeter of the property. This facility is proposed as an underground storm drain and not as an open channel as proposed in the MDP. Inlets shall be provided upstream of Watson Road to protect it from tributary flows. This may require the construction of upstream master drainage plan facilities such as Homeland Line 1A.

Onsite storm runoff is proposed to be collected by a storm drain located within the interior streets. This storm drain would tie into a storm drain proposed by Tract 29262 immediately to the west. Ultimately storm flows would discharge to Homeland Line 1 along Briggs Road. If this tract precedes Tract 29262 than an adequate interim outlet for onsite flows must be devised. This outfall would need

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 **0010-Flood-MAP FLOOD HAZARD RPT (cont.)**

to be designed to the satisfaction of the General Manager-Chief Engineer.

The District will not allow the issuance of grading permits nor allow recordation of the final map until plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District. A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line 1 given that such facility is considered to be an adequate outlet.

Flood. 8 **0010-Flood-MAP WQMP CONDITIONS FOR EOT**

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

Flood. 9 **0010-Flood-SP -FLOOD IMPROVEMENTS**

All improvements shall be constructed in accordance with the standards of the Riverside County Flood Control District.

The proposed Master Drainage Plan (Figure V-7) incorporates MDP improvements designed to reduce the impacts of increased surface runoff and provide 100-year flood protection to the project. It is anticipated that many of those facilities will be constructed as part of the conditions of approval and at the discretion of the RCFCD. Credit against drainage fees will be given to the developer for all ADP facilities constructed.

The site lies within the boundaries of the Homeland and Romoland Area Drainage Plans and will be subject to a per acre assessment fee, thereby contributing to regional drainage mitigation programs in the area.

If required by RCFCD, a floodplain analysis for existing

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

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

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

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

Planning. 13

0010-Planning-MAP - REQUIRED MINOR PLANS

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

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

6. Entry monument and gate entry plan.

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

Planning. 14

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone (SP 260 PA 41).
- b. The minimum front yard setback shall be 15 feet, as approved by the Planning Commission to allow for variable setbacks and side-facing garages pursuant to pages 10 and 11 of the Countywide Design Standards and Guidelines. Garages shall be setback a minimum of 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 35 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the useable pad area shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning. 15

0010-Planning-MAP - TRAIL MAINTENANCE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

0010-Planning-SP -RESIDENTIAL LOTS W/SP260 (cont.)

have a minimum lot size of 5,000 square feet, with a minimum usable pad area of not less than 5,000 square feet. (Amended by Board of Supervisors tentative approval on 8/23/94.)

d. All lots within Planning Areas 4, 9, 15, 18, 41, 45, and 46 shall have a minimum lot size of 7,200 square feet, with a minimum usable pad area of not less than 7,200 square feet. (Amended by Board of Supervisors tentative approval on 8/23/94.)

e. All lots within Planning Areas 25, 35, 37, and 40 shall have a minimum lot size of 6,000 square feet, with a minimum usable pad area of not less than 6,000 square feet. (Added by Board of Supervisors tentative approval on 8/23/94.)

f. All lots within Planning Areas 5, 6, and 9 shall have a minimum lot size of 7,200 square feet, with a minimum usable pad area of not less than 7,200 square feet. This standard notwithstanding, the minimum lot size within Planning Areas 5, 6, and 9 may be 5,000 square feet, with a minimum usable pad area of not less than 5,000 square feet, in either of the following two circumstances:

1. The project is designed for and restricted to senior citizen housing, or
2. The project is a mobile home park or mobile home subdivision.

(Added by Board of Supervisors tentative approval on 8/23/94.)

Planning. 19

0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

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

Planning. 20

0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 **0020-Planning-MAP - EXPIRATION DATE (cont.)**

revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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

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

Planning. 22 **0040-Planning-MAP - PRELIMINARY PHASE GRADIN**

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

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22

0040-Planning-MAP - PRELIMINARY PHASE GRADIN (cont.)

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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

Planning-All

Planning-All. 1

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

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

Planning-All. 2

0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 29326 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 29326, Amended No. 6, dated 12/26/06.

PRELIMINARY LANDSCAPING = Tentative Tract Map No. 29326, Exhibit L, dated November 13, 2006.

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

Planning-All. 3

0010-Planning-All-MAP - HOLD HARMLESS

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

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 13 0010-Planning-All-SP -VALIDITY DATES (cont.)

plan text. Should the entire project not be built out in that period of time, a specific plan amendment will be required for any portion of the project which has not yet received tentative approval.

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 1

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 **0010-Transportation-MAP - TS/CONDITIONS 1**

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

Briggs Road (NS) at: SR-74 (EW)

Sultanas Road (NS) at: SR-74 (EW)

Pierson Road (NS) at: SR-74 (EW)

Leon Road (NS) at: SR-74 (EW)

Juniper Flats Road at: SR-74 (EW)

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

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

Transportation. 5 **0010-Transportation-SP -ACCESS FOR THE DEVELOP**

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 **0010-Transportation-SP -ACCESS FOR THE DEVELOP (cont.)**

Access is a concern regarding portions of this proposal, particularly with regard to areas remote from State Route 74. The project proponent shall be required to provide appropriate paved access as may be required by the Transportation Department throughout the development of the project.

Transportation. 6 **0010-Transportation-SP -ROAD IMPROVEMENTS**

All roads shall be improved, per the recommended General Plan designation, as approved by the County Board of Supervisors.

Transportation. 7 **0010-Transportation-SP -TRAFFIC SIGNAL MIT PROG**

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

Transportation. 8 **0040-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.

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Parcel: 457340019

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1- ECP CLEARANCE Not Satisfied

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs(ECP). Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion, PRIOR TO MAP RECORDATION. For further information, please contact ECP at (951) 955-8982.

050 - E Health. 2 0050-E Health-EOT1- SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 3 0050-E Health-EOT1- WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

050 - E Health. 4 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 current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

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

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

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

050 - E Health. 5 0050-E Health-MAP - ANNEX FINALIZED Not Satisfied

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

Plan: TR29326E03

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50. Prior To Map Recordation

E Health

050 - E Health. 6 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. 7 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-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "A" material as per the California Building Code.

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-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

Flood

Plan: TR29326E03

Parcel: 457340019

50. Prior To Map Recordation

Flood

050 - Flood. 1

0050-Flood-MAP ADP FEES

Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2

0050-Flood-MAP BMP - MAINT & INSPECT

Not Satisfied

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

050 - Flood. 3

0050-Flood-MAP CONSTRUCT DRAINAGE FAC

Not Satisfied

The District will not allow the issuance of grading permits nor allow recordation of the final map until the plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for these facilities are awarded. Occupancy will not be granted for any unit until all downstream facilities are functional.

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50. Prior To Map Recordation

Flood

050 - Flood. 3 0050-Flood-MAP CONSTRUCT DRAINAGE FAC (cont.) Not Satisfied

The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District.

A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line A given that said facility is considered to be an adequate outlet.

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

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

050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

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

050 - Flood. 6 0050-Flood-MAP WQMP CONDITION FOR EOT Not Satisfied

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

050 - Flood. 7 0050-Flood-XXM-3 ITEMS TO ACCEPT SD Not Satisfied

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

If the District is willing to maintain the proposed

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50. Prior To Map Recordation

Flood

050 - Flood. 7 0050-Flood-XXM-3 ITEMS TO ACCEPT SD (cont.) Not Satisfied

drainage system items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.

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

050 - Flood. 8 0050-Flood-XXM-SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 9 0050-Flood-XXM-WATERS OF U.S.-HEC, PERM Not Satisfied

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and

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50. Prior To Map Recordation

Flood

050 - Flood. 9 0050-Flood-XXM-WATERS OF U.S.-HEC, PERM (cont.) Not Satisfied

final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

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

050 - Planning. 2 0050-Planning-MAP - COMMON AREAS OWN AND MNT Not Satisfied

Common areas identified in the specific plan shall be owned and maintained as follows:

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

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50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - COMMON AREAS OWN AND MNT (cc Not Satisfied
required, and such associations may assume ownership and
maintenance responsibility for neighborhood common areas.

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

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

This implements condition 30.PLANNING.40 of the SPECIFIC PLAN.

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

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

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

This implements conditions 30.PLANNING.47, 48, 49, and 54 of the SPECIFIC PLAN.

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.

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER (cont.) Not Satisfied

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

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

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

This condition implements condition 30.PLANNING.7 of the Specific Plan

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

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone (SP 26 PA 41), 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.

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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

050 - Planning. 10 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The developer shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide trail along Watson Road and a ten foot (10') wide trail located along Sultanas Road. The developer, or the developer's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 11 0050-Planning-PRJ - SP AGNECY REQD Not Satisfied

A Master Homeowner's Association, County Service Area, or the Valley-Wide Recreation and Park District will maintain the Neighborhood and Community Parks, Open Space and the Drainage Control.

This condition implements condition 30.PLANNING.08 of the SPECIFIC PLAN.

050 - Planning. 12 0050-Planning-PRJ - SP CC&R PUB COMN AREA Not Satisfied

If the permanent master maintenance organization referenced in Condition of Approval No. 3.6 of the Specific Plan document is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the Office of the County Counsel. 1. A declaration of Office of the County Counsel.

1. A declaration of document conveying title to the

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50. Prior To Map Recordation

Planning

050 - Planning. 12 0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.

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

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

1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County Riverside.
2. In the event that the common area, or any part thereof, is conveyed to the property owner's association, the association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners 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.
3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the

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Planning

050 - Planning. 12 0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

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'.

4. 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."

c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

This condition implements condition 30.PLANNING.38 of the SPECIFIC PLAN.

050 - Planning. 13 0050-Planning-PRJ - SP COMMON AREA MAIN Not Satisfied

Common areas identified in the specific plan shall be owned and maintained as follows:

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

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

c. The maintenance organization shall be established

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Planning

050 - Planning. 13 0050-Planning-PRJ - SP COMMON AREA MAIN (cont.) Not Satisfied

prior to or concurrent with the recordation of the first land division, or issuance of a building permits for any approved development permit (use permit, plot plan, etc.).

d. A maintenance organization shall be established to maintain the trail on the north side of the flood control channel. This organization shall also indemnify the public use of this trail. CSA #146 is the preferred entity for maintenance of this trail. Other organizations may be acceptable with the approval of the Planning Department.

This condition implements condition 30.PLANNING.40 of the SPECIFIC PLAN.

050 - Planning. 14 0050-Planning-PRJ - SP FINAL ZONING MAP Not Satisfied

PRIOR TO MAP RECORDATION, the planning area for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.
2. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning area[s] affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning area. This change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements condition 30.PLANNING.37 of the SPECIFIC PLAN.

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

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Transportation

050 - Transportation. 1 0050-Transportation-EOT2 - FINAL ACCESS AND MAINT (c) Not Satisfied
features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

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

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

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

050 - Transportation. 2 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Sultanas Road and Watson Road and so noted on the final map.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST 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 unless said fees are deferred to building permit.

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS Not Satisfied
Pierson Road (entry) shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103, Section A. (50'/80')(modified)

Watson Road along tract boundary shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94 (1 of 2). (32'/50')

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with Riverside County Draft Standard 105, Section A. (36'/56')

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR (cont.) Not Satisfied
map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Watson Road, Sultanas Road, and Pierson Road (entry). Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING APP. ANNEX Not Satisfied
Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 10 0050-Transportation-MAP - MAP.CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied

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Transportation

050 - Transportation. 10 0050-Transportation-MAP - MAP.CORNER CUT-BACK I (cor Not Satisfied
per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE ACCESS 1 Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed in accordance with County Draft Standard No. 106, Section "A" (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Watson Road from Sultanas Road to Briggs Road.

050 - Transportation. 12 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. 13 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Sultanas Road along tract boundary is a paved County maintained road and shall be improved with 34 feet of asphalt concrete pavement within a 63'part-width dedicated right-of-way in accordance with County Draft Standard No. 103, Section A. (modified)

050 - Transportation. 14 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. 15 0050-Transportation-MAP - STREET LIGHTS-L&LMD Not Satisfied

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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - STREET LIGHTS-L&LMD (cont.) Not Satisfied
3. (2)Sets of street lighting plans approved by
Transportation Department.

4. "Streetlight Authorization" form from SCE, IID or other
electric provider.

050 - Transportation. 16 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in
accordance with County Standard No. 816 as directed by the
Transportation Department.

050 - Transportation. 17 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. 18 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied
A separate street light plan is required for this project.

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

050 - Transportation. 19 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. 20 0050-Transportation-MAP - TS/DESIGN Not Satisfied
The project proponent shall be responsible for the design
of a traffic signal at the intersections of:

Sultanas Road/SR-74

Leon Road/SR-74

or as approved by the Transportation Department.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 20 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied

050 - Transportation. 21 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.

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP (cont.) Not Satisfied
(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-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 OCTOBER 1, 1992, OWNER OPERATORS
OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION
SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE
ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER
COMMON PLAN OF DEVELOPMENT OR SALE. 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) 657-1146.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE,
REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR
SUBDIVISION) SHALL COMPLY WITH THEM.

060 - BS-Grade. 3 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. 4 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or
export, prior to obtaining a grading permit, the applicant
shall have obtained approval for the import/export location

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT (cont.) Not Satisfied

from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN Not Satisfied

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

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

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

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

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 8 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

Flood

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied

Tract 29329 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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

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

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

060 - Flood. 3 0060-Flood-MAP CONSTRUCT DRAINAGE FAC Not Satisfied

The District will not allow the issuance of grading permits nor allow recordation of the final map until the plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for these facilities are awarded. Occupancy will not be granted for any unit until all downstream facilities are functional.

The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District.

A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line A given that said facility is considered to be an adequate outlet.

060 - Flood. 4 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD (cont.) Not Satisfied
immediately following rough grading to prevent deposition
of debris onto downstream properties or drainage
facilities. Plans showing these measures shall be submitted
to the District for review.

060 - Flood. 5 0060-Flood-MAP PHASING Not Satisfied
If the tract is built in phases, each phase shall be
protected from the 1 in 100 year tributary storm flows.

060 - Flood. 6 0060-Flood-MAP WQMP CONDITION FOR EOT Not Satisfied
In order to comply with the County's Municipal Storm Sewer
System (MS4) Permit, this development is required to
mitigate its water quality impacts. A project specific
final Water Quality Management Plan (WQMP) shall be
submitted to the District for review and approval.

060 - Flood. 7 0060-Flood-XXM-SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading 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 issuance of grading permits. All
submittals shall be date stamped by the engineer and
include a completed Flood Control Deposit Based Fee
Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied
Prior to the issuance of rough grading permits, a qualified
archaeologist (pursuant to the Secretary of the Interior's
standards and guidelines) shall be retained by the land
owner for consultation and comment on the proposed grading
with respect to potential impacts to archaeological and/or
cultural resources. Should the archaeologist, after
consultation with the appropriate Native American tribe(s),
find the potential is high for impact to archaeological
resources, cultural resources and/or sacred sites, a
pre-grading meeting between the archaeologist, the Native
American tribal representative(s), and the excavation and
grading contractor shall take place to discuss appropriate
grading and ground disturbing methods within and around
those archaeologically and culturally sensitive areas
within the project. During grading operations, when deemed
necessary in the professional opinion of the retained
archaeologist (and/or as determined by the Planning

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied

Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

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

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

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

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

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
Prior to issuance of grading permits, the Planning

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

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

060 - Planning. 5 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied

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

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont. Not Satisfied
 activity to allow recovery of paleontological resources.

060 - Planning. 7 0060-Planning-MAP - SLOPE LS PLANS Not Satisfied
 Landscaping plans for landscaping on any private side or
 rear yard slope greater than three feet (3') in height
 shall be approved.

060 - Planning. 8 0060-Planning-MAP - TRAIL GRADING Not Satisfied
 The land divider/permit holder shall cause grading plans to
 be prepared which delineates grading adjacent to or within
 a proposed trail easement adjacent to Leon Road, as
 delineated on EXHIBIT A. Said grading must conform to the
 trail standards of the Comprehensive General Plan for a
 regional trail along Watson Road and for a community trail
 along Sultanas Road.

060 - Planning. 9 0060-Planning-MAP - TRAIL PLAN Not Satisfied
 Prior to the issuance of any grading permits, the applicant
 shall submit a trails plan to the Riverside County Planning
 Department for review and approval. This trails plan shall
 show the trail with all topography, grading, fencing, cross
 sections, signage program, street crossings and under
 crossings. The applicant shall arrange for an inspection of
 the constructed trail with the Regional Park and Open-Space
 District.

060 - Planning. 10 0060-Planning-MAP*- CULTURAL RES. DISP. AG. Not Satisfied
 Prior to grading permit issuance, the applicant shall
 provide the Planning Director evidence of an agreement with
 the appropriate Native American Tribe that addresses the
 treatment and disposition of all cultural resources
 impacted as a result of the development. The Developer
 shall relinquish ownership of all cultural resources,
 including all archaeological artifacts that are of Native
 American origin, found in the project area to the Soboba
 Tribe for proper treatment and disposition.

060 - Planning. 11 0060-Planning-MAP*- NATIVE AM. MONITORING Not Satisfied
 Tribal monitor(s) from the appropriate Native American
 Tribe(s) shall be required on-site during all ground
 disturbing activities, including grading, stockpiling of
 materials, engineered fill, rock crushing, etc. The land
 divider/permit holder shall retain a qualified tribal
 monitor from the Soboba Tribe.
 Prior to issuance of a grading permit, the developer shall

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP*- NATIVE AM. MONITORING (cont.) Not Satisfied

submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses teh treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

060 - Planning. 12 0060-Planning-PRJ - SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant 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 19.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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 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.

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. For any questions, please contact (951) 712-5494.

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-EOT1- ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-EOT1- ROUGH GRADE APPROVAL (cont.) Not Satisfied

Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

080 - BS-Grade. 2 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

Fire

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

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

Approved water plans must be a the job site.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract 29326 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied

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

080 - Flood. 2 0080-Flood-MAP WQMP CONDITION FOR EOT Not Satisfied

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

080 - Flood. 3 0080-Flood-XXM-SUBMIT PLANS Not Satisfied

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

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

This condition implements condition 30.PLANNING.46 of the

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) Not Satisfied
 Specific Plan.

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied
 Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied
 Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4 0080-Planning-MAP - EXT ROW LS PLANS Not Satisfied
 Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all exterior landscaping within the right-of-way and any open space lots/areas adjacent to the right-of-way shall be approved. Landscaping plans shall provide adequate wall screening along Briggs Road and Sultanas Road within the right-of-way and adjacent open space area. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

080 - Planning. 5 0080-Planning-MAP - FEE BALANCE Not Satisfied
 Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 6 0080-Planning-MAP - FNL SITE DEV PLOT PLAN Not Satisfied
 A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

 Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and the Specific Plan design guidelines.

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - FNL SITE DEV PLOT PLAN (cont.) Not Satisfied

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.
5. The proposed structures and foundation shall be designed to resist seismic forces in accordance with the criteria contained in the Uniform Building Code, Section 2312.
6. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

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

This condition implements conditions 30.PLANNING.48, 30.PLANNING.50, and 30.PLANNING.54 of the Specific Plan.

080 - Planning. 7 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied

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

080 - Planning. 8 0080-Planning-MAP - INT ROW LS PLANS Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - INT ROW LS PLANS (cont.) Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space lots/areas adjacent to the right-of-way shall be approved prior to the first building permit within this phase. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to the landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley Wide Recreation and Park District has approved said plans.

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

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

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Planning

080 - Planning. 9

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

Not Satisfied

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)
10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)
11. Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.
12. Landscaping shall be designed in conformance to

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Planning

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied
PRELIMINARY LANDSCAPING.

NOTES:

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

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

This condition implements condition 30.PLANNING.43 of the Specific Plan.

080 - Planning. 10 0080-Planning-MAP - LS COMMON OS PLANS Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with PRELIMINARY LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.4 - COMMON AREA MAINTENANCE.

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied
location.

5. Show typical model tour sign locations and elevation.

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

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

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

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

080 - Planning. 12 0080-Planning-MAP - NEIGHB REAR YARD LS Not Satisfied

The project proponent or any successors-in-interest shall seek installation of landscape screening within the rear yards of the properties that border the project to the south. Letters of approval/denial of the proposed landscaping from these properties' owners shall be supplied to the Planning Department. This landscaping shall be shown on the project final landscaping plan.

080 - Planning. 13 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 14 0080-Planning-MAP - SINGLE STORY Not Satisfied

All lots along the southern boundary (lots 34-40 of the TENTATIVE MAP) shall be limited to single-story homes.

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

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80. Prior To Building Permit Issuance

Planning

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

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

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

All utility extensions within a lot shall be placed underground.

080 - Planning. 17 0080-Planning-MAP - WALLS/FENCING PLOT PLAN Not Satisfied

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

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

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

3. All walls and fencing shall be designed in accordance with the Design Guidelines of the SPECIFIC PLAN.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

080 - Planning. 18 0080-Planning-PRJ - SCHOOL MITIGATION Not Satisfied

Impacts to the Romoland School district and the Perris Union High School District shall be mitigated in accordance with the provisions of the School Mitigation Agreement by and among Romoland School District, Perris Union High

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 18 0080-Planning-PRJ - SCHOOL MITIGATION (cont.) Not Satisfied

School District and Menifee North executed July 8, 1992.
All school sites shall meet the requirements of the district in terms of size, location, access, and absence from environmental constraint.

This condition implements condition 30.PLANNING.45 and 51 of the SPECIFIC PLAN.

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)

080 - Transportation. 2 0080-Transportation-MAP - GARAGE DOOR 1 Not Satisfied

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

080 - Transportation. 3 0080-Transportation-MAP - TS/GEOMETRICS 1 Not Satisfied

The intersection of Sultanas Road/SR-74 shall be improved to provide the follow geometrics:

Northbound: One through lane.

Southbound: One through lane.

Eastbound: One left turn lane, two through lanes.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - TS/GEOMETRICS 1 (cont.) Not Satisfied

Westbound: One left turn lane, two through lanes, one right turn lane.

The intersection of Leon Road/SR-74 shall be improved to provide the following geometrics:

Northbound: One through lane.

Southbound: One through lane.

Eastbound: One left turn lane, two through lanes.

Westbound: One left turn lane, two through lanes.

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1- PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1- PRECISE GRDG APPROVAL (cont.) Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-EOT2 - WQMP REQUIRED Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the 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. 3 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 &

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER (cont.) Not Satisfied
Safety Department's Erosion Control Specialist.

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

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

Flood

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

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

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

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

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

The District will not release occupancy permits for any residential lot within the map or phase within the map until the downstream master drainage plan facilities (Line 1, Line A, and Briggs Road detention basin) are functional.

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

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90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied
project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied
The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots along the western boundary along Sultanas Road and a six (6) foot half wall and half view fence on lots along the northern boundary along Watson Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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

090 - Planning. 3 0090-Planning-MAP - EXT ROW LS INSTALL Not Satisfied
Landscaping for all exterior/perimeter right-of-way and any open space lots/areas adjacent to the right-of-way shall be installed prior to the first building final inspection clearance (not including models). Landscaping shall be installed in conformance with the approved landscaping plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 4 0090-Planning-MAP - FENCING/WALL COMPLIANCE Not Satisfied
Fencing and walls shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 5 0090-Planning-MAP - INT ROW LS INSTALL Not Satisfied
Landscaping for all interior right-of-way and any open space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot.

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90. Prior to Building Final Inspection

Planning

- 090 - Planning. 5 0090-Planning-MAP - INT ROW LS INSTALL (cont.) Not Satisfied
Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.
- 090 - Planning. 6 0090-Planning-MAP - LS COMMON OS INSTALL Not Satisfied
Landscaping and all other improvements for the following common open space areas shall be installed prior to the building final inspection clearances as follows:

Lot 58 - first non-model Final Inspection Clearance within the whole project

Lot numbers shall refer to the TENTATIVE MAP.

Installed landscaping shall conform with the approved landscape plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.
- 090 - Planning. 7 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.
- 090 - Planning. 8 0090-Planning-MAP - RECYCLING PLAN COMPLIANC Not Satisfied
Each planning area shall comply with the Riverside County recycling program upon the recycling plan's adoption.
- 090 - Planning. 9 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied
development project which is anticipated to be 19.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This implements condition 30.BS GRADE.9 of the SPECIFIC PLAN.

090 - Planning. 10 0090-Planning-MAP - SLOPE LS INSTALL Not Satisfied
Landscaping required on any private side or rear yard slope greater than three feet (3') in height shall be fully installed.

090 - Planning. 11 0090-Planning-MAP - TRAIL CONSTRUCTED Not Satisfied
Prior to the first non-model building permit final inspection, the trails along Watson Road and Sultanas Road shall be fully constructed as show on the TENTATIVE MAP, PRELIMINARY LANDSCAPING, and the approved trails plans.

090 - Planning. 12 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-EOT2 - WQMP COMP AND BNS REG Not Satisfied
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

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

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Transportation

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

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

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

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS INSTALL (cont) Not Satisfied
Department shall be completed.

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

090 - Transportation. 4 0090-Transportation-MAP - STREET SWEEPING Not Satisfied

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

090 - Transportation. 5 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations and with the accompanying conditions:

Sultanas Road/SR-74

Leon Road/SR-74

or as approved by the Transportation Department.

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

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

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

090 - Transportation. 7 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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