

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



ITEM: 1.3
(ID # 17406)

MEETING DATE:

Tuesday, October 19, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32379 – Applicant: South Ranch Construction Inc., c/o Al Harvey – Representative(s): MDS LLC, c/o Larry Markham & Nancy Leaman – Third Supervisorial District – Southwest Area Plan – Community Development: Commerical Retail (CD:CR) (0.20-0.35 FAR) – Highway 79 Policy Area – Location: North of Mazoe St, East of Pourroy Rd, South of Auld Rd, and West of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – APPROVED PROJECT DESCRIPTION: Schedule “E” subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road. – REQUEST: Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on August 18, 2021. The Tentative Parcel Map No. 32379 will now expire on June 14, 2022.

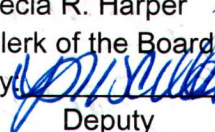
ACTION:Consent


John Hildebrand, Planning Director 10/17/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: October 19, 2021
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approval

BACKGROUND:

Summary

Tentative Parcel Map No. 32379 was originally approved at Planning Commission on June 14, 2006. It proceeded to the Board of Supervisors where it was received and filed July 25, 2006. A Mitigated Negative Declaration for EA39546 was adopted concurrently by the Board.

The First Extension of Time was approved at the Planning Commission on September 7, 2016. The Second Extension of Time was approved at the Planning Commission on June 21, 2017. The Third Extension of Time was approved at the Planning Commission on June 6, 2018.

The Fourth Extension of Time was received May 28, 2021, ahead of the expiration date of June 14, 2021. The County Planning Department, as part of the review of this Extension of Time request, recommended that no new conditions of approval were necessary to determine that the project would not adversely affect the general health, safety, and welfare of the public. However, the seven (7) conditions of approval that were reviewed and agreed upon in the processing of the previous extension of time applications will remain valid and in effect. The applicant and the County discussed this determination, and consensus was reached on July 13, 2021 that these seven (7) conditions are still acceptable. As such, they will be applied to this extension of time request.

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

The Planning Commission heard the fourth extension of time for Tentative Parcel Map No. 32379 on August 18, 2021. The Planning Commission approved the project by a 4-0 vote.

Board Action

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

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

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS (if needed, in this order):

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



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 18, 2021**

- 4.2 **TENTATIVE PARCEL MAP NO. 37586 and CHANGE OF ZONE NO. 190003 – Intent to Adopt a Mitigated Negative Declaration – CEQ180070 – Applicant: Giulio Padovini – Engineer: Ventura Engineering Inland, Inc. – First Supervisorial District – Rancho California Zoning Area – Santa Rosa Plateau Policy Area – Southwest Area Plan General Plan Designation: Rural: Rural Mountainous – Location: Northerly of Via Yerba, westerly of Via Tornado, and easterly of Calle Pintoresca – 20.24 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – REQUEST: Schedule “H” subdivision of 20.24 acres into two (2) residential lots with 10 acre minimum lots sizes, Parcel 1 is approximately 10.101 gross acres (10.001 Net Acres) and Parcel 2 is 10.143 gross acres (9.939 Net Acres). One single family residence is existing, and one (1) additional single-family residence will be located on a new parcel. The Change of Zone is a request to change the Zoning Classification of the subject property from Residential Agricultural – 20 acre minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10). APN: 939-180-003. Project Planner: Brett Dawson at (951) 955- 0972 or email at bdawson@rivco.org.**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 4-0
- The Planning Commission Recommends that the Board of Supervisors take the following actions:
- ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180070; and,
- TENTATIVELY** Approve Change of Zone No. 190003; and,
- APPROVE** Tentative Parcel Map No. 37586, subject to the conditions of approval.
- 4.3 **CONDITIONAL USE PERMIT NO. 200032 and DEVELOPMENT AGREEMENT NO. 2000015 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – CEQ200070 – Applicant: Higher Point Cannabis – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Frontage Road, southerly of W. 6th Street, and westerly of Paseo Grande – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq. ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona area. APN's: 102-250-057 and 102-250-059. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 4-0
- CONTINUED** to September 22, 2021.
- 5.0 **WORKSHOP:**
NONE
- 6.0 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**
- 6.1 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION ITEM** Presented and opened for public to Receive and File the Executive Office Technical Committee's Recommended 2021 Riverside County Redistricting Process. A Public Hearing has been scheduled, pursuant to Elections Code section 21508: (c) Notwithstanding Section 54954.2 of the Government Code, before the Riverside County Advisory Redistricting Commission to receive public comment on the County's redistricting framework and map approval process. Contact: Rania Odenbaugh at (951) 955-1110 or email at rodenbaugh@rivco.org.
- 7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 8.0 **PLANNING DIRECTOR'S REPORT**
- 9.0 **PLANNING COMMISSIONERS' COMMENTS**



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 18, 2021**

1.0 CONSENT CALENDAR

- 1.1 **FOURTH EXTENSION of TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: South Ranch Construction Inc., c/o Al Harvey – Representative(s): MDS LLC, c/o Larry Markham and Nancy Leaman – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Highway 79 Policy Area – Location: Northerly of Mazoe Street, easterly of Pourroy Road, southerly of Auld Road, and westerly of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** the Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346 – Intent to Adopt a Mitigated Negative Declaration** – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Adkan Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – **REQUEST:** Tentative Parcel Map No. 37398 is a proposal for a Schedule “E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN’s: 920-120-034 and 920-120-035. Continued from July 21, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. **Planning Commission Action:** Public Comments: Closed
By a vote of 4-0
ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 43062; and,
APPROVED Tentative Parcel Map No. 37398; and,
APPROVED Plot Plan No. 26346, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of Carancho Road, easterly of El Calamar Road, and westerly of Deluz Road – 72.15 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq. ft. building, twelve (12) 1,800 sq. ft. mature canopy greenhouses and six (6) 3,240 sq. ft. vegetation greenhouses. Development Agreement No. 1900027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. APN: 933-020-005. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **Planning Commission Action:** Public Comments: Closed
By a vote of 4-0
CONTINUED to September 1, 2021.

Plan: PM32379E04

Parcel: 964050001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied

underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

090 - Transportation. 5 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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

090 - Transportation. 6 0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.

Plan: PM32379E04

Parcel: 964050001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-EOT2 - WQMP REQUIRED (cont.) Not Satisfied
(WQMP) Annual Inspection.

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

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 - E STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 3 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. 4 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed

Plan: PM32379E04

Parcel: 964050001

90. Prior to Building Final Inspection

BS-Grade

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

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.

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

Plan: PM32379E04

Parcel: 964050001

80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 0080-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied

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.

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.

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1 - EOT1 IF WQMP REQUIRED Not Satisfied

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

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

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project -

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

Transportation

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

Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Flood

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

PM 32379 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

080 - Flood. 2 0080-Flood-MAP SUBMIT 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

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - SUBSIDENCE STUDY (cont.) Not Satisfied

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

060 - Planning. 10 0060-Planning-MAP*- BUR OWL PRECONST SURVEY Not Satisfied

Pursuant to Objective 6 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 County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate 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.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EOT1 - EOT1 MSHCP PLAN CHECK Not Satisfied

Prior to the issuance of a grading permit EPD must review the grading plans to ensure compliance with the MSHCP. Any features that fall under the definition of Riparian/Riverine habitat as defined by section 6.1.2 of the MSHCP must be avoided to the maximum extent feasible any disturbance of such features will require mitigation as proposed through a Determination of Biologically Equivalent or Superior Preservation.

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

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT (cont.) Not Satisfied

Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 7 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

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

060 - Planning. 8 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 21.01 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 9 0060-Planning-MAP - SUBSIDENCE STUDY Not Satisfied

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

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

Planning

- | | | |
|---|---|---------------|
| 060 - Planning. 2 | 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) | Not Satisfied |
| <p>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.</p> | | |
| 060 - Planning. 3 | 0060-Planning-MAP - IF HUMAN REMAINS FOUND | Not Satisfied |
| <p>If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.</p> | | |
| 060 - Planning. 4 | 0060-Planning-MAP - NPDES COMPLIANCE (2) | Not Satisfied |
| <p>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.</p> | | |
| 060 - Planning. 5 | 0060-Planning-MAP - PLANNING DEPT REVIEW | Not Satisfied |
| <p>As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.</p> | | |
| 060 - Planning. 6 | 0060-Planning-MAP - SECTION 1601/1603 PERMIT | Not Satisfied |
| <p>Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning</p> | | |

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 0060-Flood-MAP-3 ITEM ACCPT SD FOR MAIN (cont.) Not Satisfied

If the proposed drainage system is to be owned and maintained by the District three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District 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 until the agreement is executed. An application to draw up an agreement must be submitted to the attention of Dale V. Anderson. All right of way transfer issues must be coordinated with Cindy Pank 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.

060 - Flood. 5 0060-Flood-MAP-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 - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

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

060 - Planning. 2 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

Flood

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

PM 32379 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels 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. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

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

060 - Flood. 3 0060-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.

060 - Flood. 4 0060-Flood-MAP-3 ITEM ACCPT SD FOR MAIN Not Satisfied

Inspection and maintenance of the storm drain system to be constructed with this project 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 storm drain system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit showing the proposed alignment. The request to the District shall be addressed to David P. Zappe, General Manager-Chief Engineer, Attn: Dusty Williams, Chief of Planning Division.

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

BS-Grade

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

permit from the State Water Resource Control Board (SWRCB).
The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

060 - BS-Grade. 4 0060-BS-Grade-MAP-G2.14OFFSITE 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 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-G2.7DRNAGE 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.

Plan: PM32379E04

Parcel: 964050001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - EOT1 APPROVED WQMP (cont.) Not Satisfied

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

060 - BS-Grade. 2 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.

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Transportation

050 - Transportation. 13 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. 14 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project.

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

050 - Transportation. 15 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. 16 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-EOT1 - EOT1 APPROVED WQMP Not Satisfied

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Transportation

050 - Transportation. 8 0050-Transportation-MAP - OFF-SITE ACCESS 1 (cont.) Not Satisfied

Said off-site access road shall be the southwesterly extension of Butterfield State Road to Pourroy Road.

NOTE: Coordinate design of Butterfield Stage Road with approved street improvement plans for Tract 29442 and Tract 28695. The file numbers are 925-N (Auld Road) and 928-QQ (Pourroy Road).

050 - Transportation. 9 0050-Transportation-MAP - R & B B D Not Satisfied

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

050 - Transportation. 10 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. 11 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.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 12 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.

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - EASEMENT (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.

NOTE: Provide easements for existing sewer lines and transmission line located on Pourroy Road and Auld Road. Those easements should be dedicated to the serving utility companies and should be satisfactory to their requirements. Show those instruments on the final map.

050 - Transportation. 5 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. 6 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. 7 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 per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 8 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 two paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (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 northeasterly extension of Butterfield Stage Road to Auld Road.

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Transportation

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

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

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

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

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

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

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

Butterfield Stage Road shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 91. (Sheet 1 of 2). (110'/152')

Auld Road shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (Sheet 1 of 2). (64'/100')

Pourroy Road shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (Sheet 1 of 2). (64'/100')

NOTE 1: Coordinate design of Butterfield Stage Road with approved street improvement plans for Tract 29442 and Tract 28695. The file numbers are 925-N (Auld Road) and 928-QQ (Pourroy Road).

NOTE 2: Additional widening for improvements and right-of-way at intersections, including driveways, may be required for turn lanes when use cases, such as Plot Plans, are submitted.

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

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Planning

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

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

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

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

050 - Planning. 8 0050-Planning-MAP - SURVEYOR CHECK 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 comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- D. The total number of commercial lots on the final map shall be 3.

Transportation

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

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

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

"Lot Nos. 1-3, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Flood

050 - Flood. 4 0050-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied

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

050 - Flood. 5 0050-Flood-MAP WQMP ON ECS Not Satisfied

A note shall be placed on the environmental constraint sheet stating "All new development on Parcels 1, 2 and 3 will be required to submit and implement a Water Quality Management Plan (WQMP). This includes water quality mitigation for the development of each parcel and the adjacent streets."

050 - Flood. 6 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

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

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 3 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

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

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

Fire

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

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEE 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

PM 32379 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 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. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

050 - Flood. 2 0050-Flood-MAP 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. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

050 - Flood. 4 0050-Flood-MAP SUBMIT PLANS Not Satisfied

Plan: PM32379E04

Parcel: 964050001

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1 - PHASE I ESA REQUIRED Not Satisfied

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

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

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

050 - E Health. 3 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. 4 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-#46-WATER PLANS Not Satisfied

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**
Department.

Transportation. 8 **0010-Transportation-MAP - TS/EXEMPT**

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 **0010-Transportation-MAP - NO EASEMENT VACATION (cont.)**

processed as part of the subsequent maps which should include Plot Plans and Use Permit Cases that will be proposed on individual parcels.

Transportation. 4 **0010-Transportation-MAP - NO R-O-W VACATION**

No vacation shall take place for those sections of Pourroy Road, Auld Road and Dickson Path that will be used during the interim stages of the development of this parcel map. They shall remain until alternate improved accesses are provided and a Notice of Completion is obtained by the Transportation Department for those accesses.

Transportation. 5 **0010-Transportation-MAP - OFF-SITE PHASE**

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

Transportation. 6 **0010-Transportation-MAP - PUBLIC R-O-W VACATION**

The vacation for those sections of Pourroy Road, Auld Road and Dickson Path mentioned in 10 TRANS 10 may take place as part of the subsequent maps that will be processed for the individual parcels of this parcel map including Plot Plans and Use Permit Cases.

Transportation. 7 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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

or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

The land division hereby permitted is to subdivide 21.01 acres into three commercial lots, and to complete road improvements to Butterfield Stage Road and Auld Road. The proposed parcels range in size from 3.72 gross acres to 10.97 gross acres.

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 - NO EASEMENT VACATION

No vacation of trail easements shall take place along any of the roads listed in 10 TRANS 10. They shall remain until alternate trail easements are recorded and the trails are constructed. Said trails and their easements may be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0020-Planning-MAP - EXPIRATION DATE (cont.)

the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 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 Parcel Map No. 32379 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 32379 Amended No. 3, dated 01/24/06.

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 boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

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

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

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

Planning. 8

0010-Planning-USE - NO OFF-ROAD USES ALLOWED

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

Planning. 9

0020-Planning-MAP - EXPIRATION DATE

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **0010-Planning-MAP - FEES FOR REVIEW (cont.)**

submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 **0010-Planning-MAP - FINAL MAP PREPARER**

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

Planning. 3 **0010-Planning-MAP - LANDSCAPE MAINTENANCE**

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

Planning. 4 **0010-Planning-MAP - MAP ACT COMPLIANCE**

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

Planning. 5 **0010-Planning-MAP - NPDES COMPLIANCE (1)**

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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

No offsite subdivision signs advertising this land

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

Planning. 7 **0010-Planning-MAP - ORD NO. 659 (DIF)**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 **0010-Flood-MAP PERP DRAINAGE PATTERNS (cont.)**

Flood. 3 **0010-Flood-MAP PERP DRAINAGE PATTERNS**

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

Flood. 4 **0010-Flood-MAP WATERS OF THE US (NO FEMA)**

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

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

Planning

Planning. 1 **0010-Planning-MAP - FEES FOR REVIEW**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **0010-Flood-MAP - CONSTRUCT EXTENSION SD (cont.)**

Construct extensions to Warm Springs Valley- Maddalena Road Storm Drain Lines C, D and E constructed with Tract 29952.

Flood. 2 **0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map 32379 is a proposal to subdivide 21 acres into 3 parcels in the Temecula area. The site is located on the southeast corner of Auld Road and Pourroy Road.

Our review indicates the property receives storm runoff from two watersheds that impact the northern boundary of the property. The larger watershed has 80 acres of tributary drainage area, while the smaller watershed has 16 acres of tributary drainage area. The two watercourses converge on site before exiting the property to the southwest. A storm drain is proposed to collect the watercourses and discharge them downstream to an existing watercourse.

A preliminary Water Quality Management Plan has been submitted for this project. Temporary berms acting as detention basins are proposed. The elevations for the inlets and outlets do not provide positive drainage. These shall be redesigned during final engineering.

A note shall be placed on the ECS stating: "All new development of Parcels 1, 2 and 3 will be required to submit and implement a Water Quality Management Plan (WQMP). This includes water quality mitigation for the development of each parcel and the adjacent streets."

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



08/03/21, 8:58 am

PM32379E04

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM32379E04. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

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

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

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

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

BS-Grade. 3 0010-BS-Grade-MAP-G1.5 EROS CNTRL PROTECT

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

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

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

BS-Grade. 5 0010-BS-Grade-MAP-G2.1 GRADING BONDS

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On 06/11/2021 before me, Archie Paul Pignetti Notary Public
(here insert name and title of the officer)

personally appeared Al Harvey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Archie Pignetti



(Seal)



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ԿՐԹԱԿԱՆՈՒԹՅԱՆ ԵՎ ԳԻՏՈՒԹՅԱՆ
ՄԻՆԻՍՏԵՐԱՆ

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christy _____ (Seal)

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC.



010TCLM.DOC

2021-0355884

06/11/2021 02:38 PM Fee: \$ 180.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



RECORDING REQUESTED BY

AI HARVEY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Butterfield Stage Center LLC

C/O Anthony Chavos, Esq.
ADDRESS: 4921 Birch Street, Suite 110
CITY: Newport Beach
STATE & ZIP: California 92660

TITLE ORDER NO.

ESCROW OR LOAN NO.

APN NO. 964-050-001 & 964-050-006

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is

\$ ~~100~~ CITY TAX \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: X City of TAMERON, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, South Ranch Construction Inc.

hereby remise, release and forever quitclaim to

Butterfield Stage Center LLC

the following described real property in the County of Riverside, State of California:

Parcel A: Parcel 1 of Parcel Map 9509, in the County of Riverside, State of California, as shown by map on file in Book 39 Page(s) 80, of Parcel Maps, Records of Riverside County, California. APN: 964-050-001.

Parcel B: Parcel I of Parcel Map No. 16292, in the County of Riverside, State of California, as per map recorded in Book 90, Page(s) 88 of Parcel Maps, records of said County. APN: 964-050-006.

Dated 6-11-21

South Ranch Construction Inc.

By its: AI HARVEY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

Certificate Attached for California Notary Wording

State of California

County of Los Angeles

On 6-11-21 before me, Christina Lopez, Notary Public (here insert name and title of the officer), personally appeared Harvey Lester, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

EXHIBIT "A"

Kathleen Mitchell
TLMA-Planning – Urban Planner II
Riverside County Planning Department
July 13, 2021
Page 2 of 2

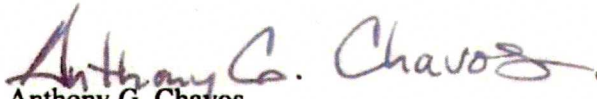
a determination that the project does not adversely affect the general health, safety, and welfare of the public.

BSC accepts each of the following conditions with no requested changes:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

Naturally, should you have any questions or concerns regarding the above, please do not hesitate to contact me.

Sincerely,


Anthony G. Chavos

AGC/bh

cc Steve Brantley email only
President Butterfield Stage Center LLC
Larry Markham email only
Markham Development Strategies, LLC
Joseph Goveia email only
GCRE Development Corp.



Chavos & Rau, APLC

A Professional Law Corporation

4921 Birch Street, Ste. #110

Newport Beach, CA 92660

(949) 679-9504 (office)

(949) 679-9709 (fax)

www.chavosandrau.com

July 13, 2021

VIA EMAIL & U.S. MAIL

Kathleen Mitchell
TLMA-Planning – Urban Planner II
Riverside County Planning Department
4080 Lemon Street,
Riverside, CA 92501
kmitchell@rivco.org

Re: Butterfield Station Development
C&R File No. 7007.001
South Ranch Construction, Inc./Butterfield Stage Center LLC
Development Butterfield Stage Center
Property: APN: 964-050-001; APN: 964-050-006
Parcel Map No. 32379

Dear Ms. Mitchell:

The purpose of this letter is to follow up on the request to the Riverside County Planning Department for a fourth extension of time for Parcel Map No. 32379. This office is general counsel for Butterfield Stage Center LLC (“BSC”) successor in interest to South Ranch Construction Inc.’s (“SRC”) ownership in the above-referenced parcels. Attached for your review and files is a copy of the notarized Quitclaim Deed conveying SRC’s interest in the above-referenced parcels and all things connected thereto to BSC (See Exhibit “A”). By virtue of the Quitclaim Deed and as the successor to SRC’s interest in the above-referenced parcels, BSC is the Extension of Time Applicant.

This letter shall also confirm that the Riverside County Planning Department has determined that *no new conditions of approval are necessary* in order to be able to make

Extension of Time Environmental Determination

Project Case Number: PM32379

Original E.A. Number: EA39564

Extension of Time No.: 4th EOT

Original Approval Date: June 14, 2006

Project Location: North of Mazoe St, East of Pourroy Rd, South of Auld Rd, and West of Dickson Path

Project Description: Schedule "E" subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road.

On June 14, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Kathleen Mitchell, Project Planner
 For John Hildebrand, Planning Director

Date: 8/3/2021

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 32379
 BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 9509
 RECORDED IN BOOK 39, PAGE 80 OF PARCEL MAPS,
 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,
 AMENDMENT # 3

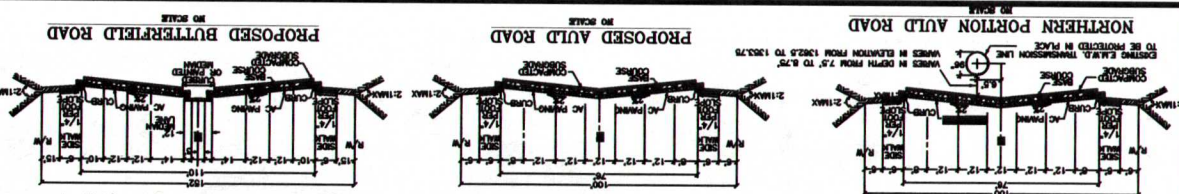
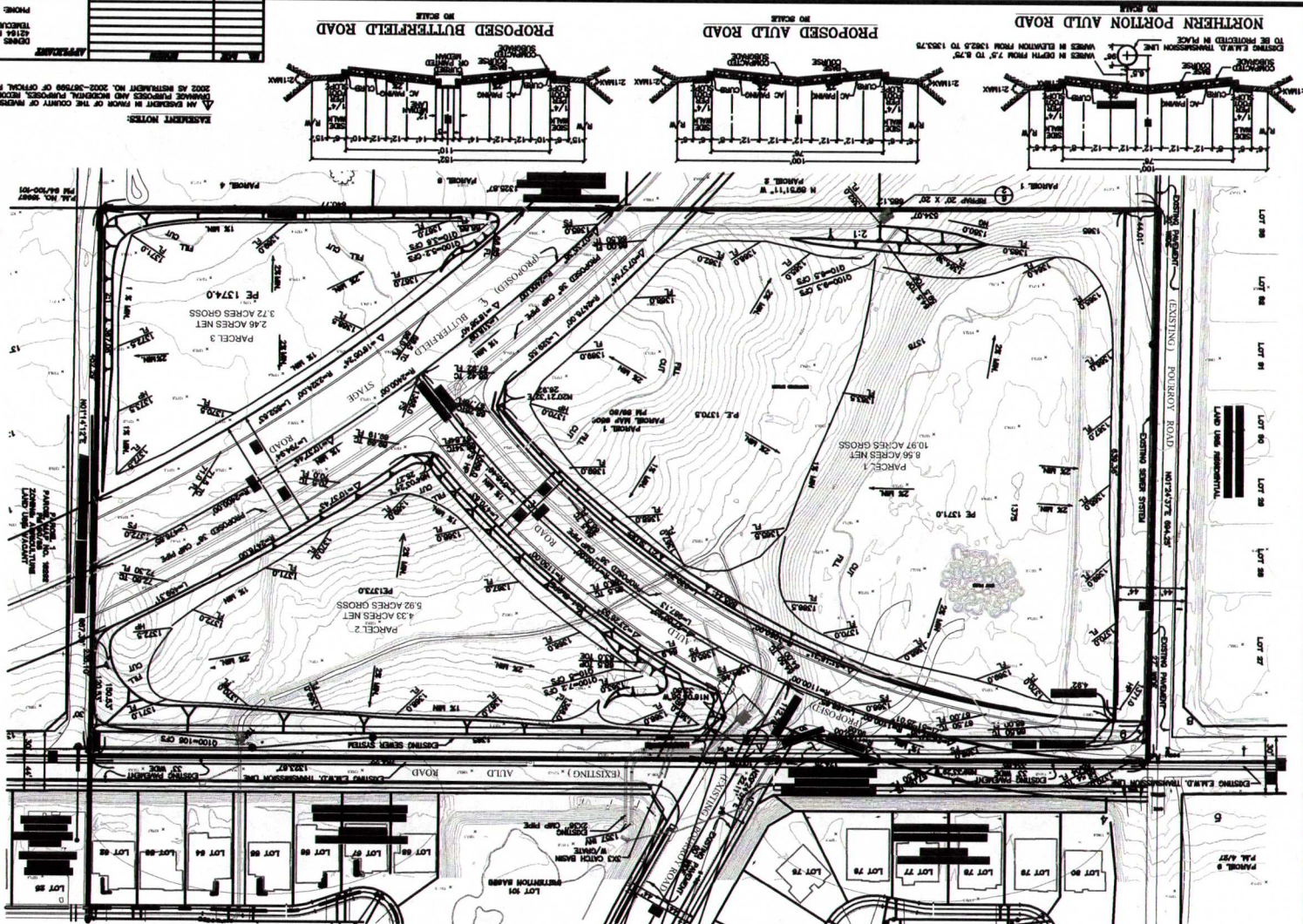


EXHIBIT NOTES:
 1. AN EXHIBIT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR THE DRAINAGE DISTRICTS AND NEIGHBORLY PARCELS INCORPORATED ALY 3, 2002 AS RESEMBLING NO. 2002-34789 OF OFFICIAL RECORDS.

APPROVED:
 DENNIS JAVDA, INC.
 45104 RIVERSIDE AVE
 THERMIDIA CA 92590
 PHONE: (951) 899-0574

PREPARED BY:
 DENNIS JAVDA, INC.
 45104 RIVERSIDE AVE
 THERMIDIA CA 92590
 PHONE: (951) 899-0574

OWNER:
 SPECTRUM CAPITAL INVESTORS, L.L.C.
 25001 CARRIE ROAD, SUITE 212
 LAJUNTA HILLS, CA 92531
 PHONE: (949) 583-0441

DATE:
 11/11/11

SCALE:
 1" = 100'

GRAPHIC SCALE:
 0 100 200 300 400 500 600 700 800 900 1000

LEGEND:
 FLOODED AREA
 DAYLIGHT LINE

1. LOCAL DESCRIPTION: BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 9509 RECORDED IN BOOK 39, PAGE 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LAYING OUT WITHIN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST.
2. TOTAL GROSS/NET ACRES: 21.01/16.42
3. NUMBER OF LOTS: 3 & NEIGHBOR
4. NEIGHBORLY PARCELS: SEE: 2.48 ACRES
5. PROPOSED LAND USE: COMMERCIAL
6. DISTRICT LAND USE: MOUNTAIN
7. PROPOSED ZONING: C-1/C-2
8. DISTRICT ZONING: C-1/C-2
9. ZONING ZONING: A-1-10 AGRICULTURAL, R-A-5
10. NEIGHBORLY ZONING: R-1-10 AGRICULTURAL, R-A-5
11. METHOD OF SERVICE: SEWERAL
12. UTILITY AND SERVICE: SEWERAL
13. WATER: EASTERN MUNICIPAL WATER DISTRICT
14. SEWER: SOUTHERN CALIFORNIA GAS & ELECTRIC
15. FIRE PROTECTION: CALIFORNIA COUNTY OF RIVERSIDE
16. SCHOOL DISTRICT: THERMIDIA VALLEY SCHOOL DISTRICT
17. NEIGHBORLY PARCEL: SEE: 2.48 ACRES
18. SOURCE OF TOPOGRAPHY: VERTICAL MAPPING RESOURCES
19. MAP PREPARATION DATE: MAY 2004
20. THE PROPERTY IS LOCATED IN ZONE D AREA OF
21. THE PROPERTY IS NOT WITHIN A COMPLAINT SERVICES
22. SCHEDULE "L" PARCEL MAP
23. THIS PROPERTY IS NOT SUBJECT TO FLOOD HAZARD, REVISIONS OR LIQUIDATION.



GENERAL NOTES:
 SHEET 1 OF 1

Vicinity Map

PM32379E04



Legend

- County Centerlines
- Blueline Streams
- City Areas



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

0 376 752 Feet

REPORT PRINTED ON... 8/3/2021 7:56:36 AM

© Riverside County GIS

Notes

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's final expiration date will become June 14, 2022. If a final map has not been recorded prior to this date, the map will expire.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

applied to this extension of time request. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 13, 2021) indicating the acceptance of this recommendation.

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

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011. AB208 extended the tentative map's expiration date to June 14, 2010.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to June 14, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to June 14, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. AB116 extended the tentative map's expiration date to June 14, 2016.

Riverside County Tentative Map Extensions

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

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

The 1st and 2nd extensions of time each granted 1 year, for a total of 2 years. The 3rd extension granted an additional 3 years. Thus, the remaining number of years available to extend this map is 1 year. With approval of this 4th extension of time, the map would be extended the remaining 1 year.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 32379 was originally approved at Planning Commission on June 14, 2006. It proceeded to the Board of Supervisors where it was received and filed July 25, 2006. A Mitigated Negative Declaration for EA39546 was adopted concurrently by the Board.

The First Extension of Time was approved at the Planning Commission on September 7, 2016. The Second Extension of Time was approved at the Planning Commission on June 21, 2017. The Third Extension of Time was approved at the Planning Commission on June 6, 2018.

The Fourth Extension of Time was received May 28, 2021, ahead of the expiration date of June 14, 2021. The applicant and the County discussed conditions of approval and reached consensus on July 13, 2021.

The County Planning Department, as part of the review of this Extension of Time request, recommends that no new conditions of approval will be necessary to determine that the project would not adversely affect the general health, safety, and welfare of the public. However, the seven (7) conditions of approval that were reviewed and agreed upon in the processing of the previous extension of time applications will remain valid and in effect. The applicant and the County discussed this determination, and consensus was reached on July 13, 2021 that these seven (7) conditions are still acceptable. As such, they will be



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

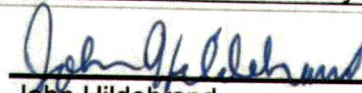
Agenda Item No.:

1.1

Planning Commission Hearing: August 18, 2021

PROPOSED PROJECT

Case Number(s):	PM32379E04	Applicant(s):	
Area Plan:	Southwest		South Ranch Construction Inc.
Zoning Area/District:	Rancho California Area		c/o Al Harvey
Supervisory District:	Third District	Representative(s):	
Project Planner:	Kathleen Mitchell		MDS, LLC
APN(s):	964-050-001		c/o Larry Markham & Nancy Leaman


John Hildebrand
Planning 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 Tentative Parcel Map No. 32379 (TPM32379). The originally approved TPM32379 was for a Schedule "E" subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road.

The project is located in the Southwest Area Plan and the Highway 79 Policy Area. The Project site is located north of Mazoe St, east of Pourroy Rd, south of Auld Rd, and west of Dickson Path.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32379**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 14, 2022, subject to all previously approved and amended Conditions of Approval, with the applicant's consent.