

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



ITEM: 1.2  
(ID # 17500)

**MEETING DATE:**

Tuesday, November 02, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 33729 – Exempt From CEQA (Section 1506(b)(3) Common Sense Exemption) and 15315 (Minor Land Divisions Exemption) – Applicant: Southerland Engineer – Engineer/Representative: Southerland Engineer – First Supervisorial District – Cajalco District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre min.) – Location: North of Avenue B, south of Markham Street, east of Alder Street, and west of Oran Drive – 9.11 Acres – Zoning: Residential Agricultural –1 Acre Minimum (R-A-1) – REQUEST: Tentative Parcel Map No. 33729 is a Schedule "H" map proposal that will subdivide a 9.11 acre property into four (4) residential parcels ranging in size from 1.10 acres to 5.51 acres. APN: 321-020-001. District 1. (Applicant Fees 100%)

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

**RECEIVE AND FILE** the approval for the above referenced case acted on by the Planning Director on October 5, 2021.

**ACTION:**Consent

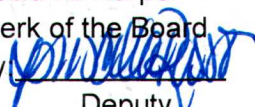
  
John Hildebrand, Planning Director 10/24/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: November 2, 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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

*Site Characteristics*

The project site is approximately 9.11 gross acres that includes an existing mobile home. The northern area of the project site is within a flood plain area that is also constrained by a riparian/riverine area. The site is accessible from Alder Street.

*General Plan Consistency*

The proposed subdivision is located within the Lake Mathews/Woodcrest Area Plan. The project site is designated Rural Community – Very Low Density Residential (RC: VLDR), which allows for a minimum lot size of 1 acre and a density range of one dwelling unit per gross acres and one dwelling unit per two acres. This schedule “H” subdivision proposes four (4) residential lots that ranges in size from 1.15 gross acres to 5.51 gross acres. Due to the site's environmental constraints, specifically the floodplain limit and riparian/riverine constraint area, the number of lots that may be created on this site is four. The size of the proposed Parcel 1 through Parcel 3 is within the typically lot size found in RC: VLDR designated properties. Parcel 4 is larger than the typical lot size due to the environmental constraints located on said parcel. More than half of the proposed Parcel 4 is within the floodplain limit with riparian/riverine constraints that shall be kept free from buildings or obstructions. The developable portion of Parcel 4 meets is approximately 1 gross acre. The proposed parcel map will create lots that follows the development pattern of the surrounding area – which are also designated RC: VLDR.

*Zoning/Development Standards*

The project site existing zoning classification is Residential Agriculture, 1 Acre Minimum (R-A-1). This zoning classification is consistent with the RC: VLDR designation, as it permits residential and agricultural uses that are encouraged in the RC: VLDR designation. No construction is proposed as part of the project and only APN #321-020-001 is being subdivided as part of this proposal, all structures on site are existing and permitted. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the R-A-1 zone classification.

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

The schedule “H” tentative parcel map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the subdivision Map Act and Ordinance No. 460. The project is in compliance with the following standards:







## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

### PROPOSED PROJECT

<b>Case Number(s):</b>	TPM33729	<b>Applicant(s):</b>	
<b>Environmental:</b>	Exempt–Sect. 15061(b)(3) & 15315	<b>Representative(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest		
<b>Zoning Area/District:</b>	Cajalco District		
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Tim Wheeler		
<b>Project APN(s):</b>	321-020-001		

*John Hildebrand*

John Hildebrand  
Planning Director

### PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 33729 is a Schedule "H" subdivision of 9.11 gross acres into four (4) residential parcels ranging in size from 1.10 acres to 5.51 acres.

The project is located northerly of Avenue B, southerly of Markham Street, easterly of Alder Street, and westerly of Oran Drive within the Lake Mathews/Woodcrest Area Plan.

### PROJECT RECOMMENDATION

#### STAFF RECOMMENDATIONS:

#### **THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 33739**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

### PROJECT DATA

#### **Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community





## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

### PROPOSED PROJECT

Case Number(s): TPM33729

Applicant(s):

Environmental: Exempt-Sect. 15061(b)(3) & 15315

Southerland Engineer

Area Plan: Lake Mathews/Woodcrest

Representative(s):

Zoning Area/District: Cajalco District

Southerland Engineer c/o Lisa A. Merritt

Supervisory District: First District

Project Planner: Tim Wheeler

Project APN(s): 321-020-001

*John Hildebrand*

John Hildebrand  
Planning Director

### PROJECT DESCRIPTION AND LOCATION

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**APPROVE TENTATIVE PARCEL MAP NO. 33739**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

### PROJECT DATA

#### Land Use and Zoning:

Specific Plan: N/A

Specific Plan Land Use: N/A

Existing General Plan Foundation Component: Rural Community

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (RC:VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	RC:VLDR
East:	RC:VLDR
South:	RC:VLDR
West:	RC:VLDR and Open Space: Conservation (OS:C)
Existing Zoning Classification:	Residential Agricultural 1-acre minimum (R-A-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture 5-acre minimum (A-1-5)
East:	R-A-1
South:	R-A-1
West:	Watercourse, Watershed and Conservation Area (W-1) and R-A-1
Existing Use:	Single Family Residential
Surrounding Uses	
North:	Single Family Residential
East:	Single Family Residential
South:	Single Family Residential
West:	Single Family Residential, and Conservation Area

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.11 gross acres	1 acre minimum
Existing Building Area (SQFT):	Existing Residence 2,008 SF	N/A
Proposed Minimum Lot Size:	1.11 gross acres to 5.51 gross acres	1 acre minimum
Total Proposed Number of Lots:	4	
Map Schedule:	H	

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No



Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – State Responsibility Area - High Fire
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base Zone E

#### PROJECT LOCATION MAP



Figure 1: Project Location Map



## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

#### *Site Characteristics*

The project site is approximately 9.11 gross acres that includes an existing mobile home. The northern area of the project site is within a flood plain area that is also constrained by a riparian/riverine area. The site is accessible from Alder Street.

#### *General Plan Consistency*

The proposed subdivision is located within the Lake Mathews/Woodcrest Area Plan. The project site is designated Rural Community – Very Low Density Residential (RC: VLDR), which allows for a minimum lot size of 1 acre and a density range of one dwelling unit per gross acres and one dwelling unit per two acres. This schedule “H” subdivision proposes four (4) residential lots that ranges in size from 1.15 gross acres to 5.51 gross acres. Due the site’s environmental constraints, specifically the floodplain limit and riparian/riverine constraint area, the number of lots that may be created on this site is four. The size of the proposed Parcel 1 through Parcel 3 is within the typically lot size found in RC: VLDR designated properties. Parcel 4 is larger than the typical lot size due to the environmental constraints located on said parcel. More than half of the proposed Parcel 4 is within the floodplain limit with riparian/riverine constraints that shall be kept free from buildings or obstructions. The developable portion of Parcel 4 meets is approximately 1 gross acre. The proposed parcel map will create lots that follows the development pattern of the surrounding area – which are also designated RC: VLDR.

#### *Zoning/Development Standards*

The project site existing zoning classification is Residential Agriculture, 1 Acre Minimum (R-A-1). This zoning classification is consistent with the RC: VLDR designation, as it permits residential and agricultural uses that are encouraged in the RC: VLDR designation. No construction is proposed as part of the project and only APN #321-020-001 is being subdivided as part of this proposal, all structures on site are existing and permitted. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the R-A-1 zone classification.

The schedule “H” tentative parcel map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the subdivision Map Act and Ordinance No. 460. The project is in compliance with the following standards:

- **Lot Size:** Minimum lot size of the R-A-1 Zoning Classification is one acre. All of the proposed parcels is greater than the minimum 1 acre. The proposed parcels range in size from 1.10 gross acres to 5.51 gross acres. The proposed lots also exceed the R-A zoning classification development standard for lot dimension. The minimum average lot width for R-A is 100 feet and minimum average lot depth is 150 feet. The smallest proposed lot is Parcel 2, width is 163 feet and lot depth is 262.6 feet; the lots decisions for the other parcels are large in average width and depth.
- **Schedule “H” Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule “H” parcel map division. The Project has been conditioned and required to comply with all applicable standards of Ordinance no. 460, and therefore will be in compliance with this Ordinance.



Tentative Parcel Map No. 33729 was submitted to the County of Riverside on July 11, 2008.

### **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision will be into four parcels on a site that has a zoning classification of Residential Agriculture, 1 Acre Minimum (R-A-1) and is currently developed with one mobile home. The project will create four legal parcels which will meet the R-A-1 zone development standards as set forth in Ordinance No. 348 and allowable land uses for the Rural Community – Very Low Density Residential (RC-VLDR) land use designation as set forth in the Lake Mathews/Woodcrest Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required, and the project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site does not have an average slope greater than 20 percent. In regards to the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Riverside is located approximately 1 mile to the north of the project site and has a population of 303,933 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

### **FINDINGS AND CONCLUSIONS**

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

#### **Land Use Findings:**

1. The project site has a General Plan Foundation Component and Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR).
2. The project site has a Zoning Classification of Residential Agricultural, 1-acre minimum (R-A-1), which is consistent with the Riverside County General Plan.



**Entitlement Findings:**

Tentative Parcel Map No. 33729 is a Schedule "H" map that proposes to subdivide 9.11 gross acres into four residential lots. The findings required to approve a Schedule "H" map, pursuant to the provisions of Ordinance No. 460 – An Ordinance of the County of Riverside Regulating the Division of Land. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates residential lots that are consistent with the provisions of the General Plan Principles IV Community Design and II Environmentally Sensitive Community Design. As discussed above, the proposed parcel map will create four residential lots that is consistent with the RC: VLDR designation and follows the development pattern of the surrounding areas. This provides housing opportunities in the rural area of the County. The parcel map also provides adequate road dedications and trail dedication along the southern side of Markham Street. The project also is conditioned appropriately to address its environmental constrained areas such as flood plain and riparian/riverine areas.
2. The site of the proposed land division is physically suitable for the type of development, as the site meets the development standards for the R-A-1 zoning classification. In addition, the project will provide road improvements on Alder Street and road dedications for Markham Street and Avenue B; as well as avoid riparian areas that is delineated within the northern area of the project site. The project also is not proposing homes within the flood plain limits.
3. The site of the proposed land division is physically suitable for the proposed density of the development. The density for the project is based on the developable area, which will provide for one dwelling unit per one acre, which is permissible per the General Plan and allowed in the RC-VLDR designation.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has no direct impact on the natural environment. The project does not propose development within the flood plain and riparian areas located on the northern area of the site. The project is deemed exempt from CEQA per Section 15061 (b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions).
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed parcel map creates four residential lots that will not lead to drastic increase in traffic volume for the



surrounding community. In addition, air quality is not likely to substantially change due to future residential development.

6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map.

a/b. Streets/Street Improvements— Alder Street will be improved along the project's western boundary as conditioned by Transportation Department in accordance with County Standards No. 105, Section "B" and Standard No. 800A. Appropriate road dedication along Markham Street and Avenue B for public use. Markham Street shall be dedicated for public use to provide for a 50' half width right of way Standard No. 94, Ordinance No. 461. Avenue B shall be dedicated for public use to provide for a 30' half width right of way per Standard No. 105, Section "C", Ordinance No. 461.

c. Other improvements - domestic water shall be provided by Western Municipal Water District, Fire protection provisions are conditioned for by the Riverside County Fire Department, and electric and communication facilities shall be provided by Edison and Version.

d. Sewage Disposal – septic system will be utilized for the existing and future residential units

e. Agricultural Lands – project site is not located within agricultural lands

f. Exceptions- not applicable as this parcel map division is not located within a community service district.

7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the development provides adequate road right of ways for Markham Street, Alder Street and Avenue B. As well as an easement for a trail along Markham Street.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of R-A-1. Compliance with this zoning classification is further discussed in the following section of the staff report.

#### **Development Standards Findings:**

1. Building Height Limit. The project is a proposed parcel map to create four residential lots. Future residential homes shall comply with the provisions of Ordinance No. 348 Section 6.51, which limits the height of a residential unit to 40'. No other building or structure shall exceed 50' unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building exceed 75' in height or any other structure exceed 105' in height unless a variance is approved pursuant to Section 18.27 of this ordinance.

2. Lot Size: The proposed lots also exceed the R-A-1 zoning classification development standard for lot dimension, and lot size of 1 acre minimum. The minimum average lot width for R-A is 100 feet and



minimum average lot depth is 150 feet. The smallest proposed lot is Parcel 2, width is 163 feet and lot depth is 262.6 feet; the lots decisions for the other parcels are large in average width and depth. The proposed lots ranges in size from 1.10 acre to 5.51 gross acres.

3. Front Yard Required: Future residential development will have a front yard that is not less than 20' measured from the street line.

4. Automobile Storage: Future residential development will accommodate the required two spaces for single family residences pursuant to Section 18.12 of Ordinance No. 348.

**Other Findings:**

1. The project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. On March 29, 2018, the project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to recommended conditions. The conditions address outdoor lighting; prohibit certain light uses and activities that would direct light directed at or cause sunlight to be reflected towards aircrafts, prohibit use which would general smoke or water vapor or which would attract large concentration of birds, or which may otherwise affect safe air navigation with the area; potential purchasers of the property and tenants of any homes will be provided the notice from ALUC; any new above ground basins on the stie shall be designed as so to provide 48-hour detention period following a storm event; and, prohibited land uses at this location includes trash transfer stations that are open on one or more sides, commercial composting operations, recycling centers containing putrescible wastes, construction and demolition debris facilities, wastewater management facilities, aquaculture, and incinerators.
4. AB 52 /SB 18 the project is CEQA exempt per Section 15061 (b)(3) (Common Sense Exemption) and Section 15315, and as such, AB52 consultation is not required. The project does not include a General Plan Amendment; therefore, SB 18 consultation is not required.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for



permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. The homes are anticipated to be custom homes that will be built one at a time; thus, a single-family rate per lot of \$250 will apply.

**Fire Findings:**

The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls in support/opposition to the proposed project.

**APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

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

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



10/21/21, 2:41 pm

TPM33729

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM33729. 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.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM33729) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

The Tentative Parcel Map is a Schedule "H" subdivision of 9.11 gross acres into four (4) residential parcels ranging in size from 1.10 acres to 5.51 acres.

The project is located northerly of Avenue B, southerly of Markham Street, easterly of Alder Street, and westerly of Oran Drive within the Lake Mathews/Woodcrest Area Plan.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP.

Tentative Parcel Map No. 33729, dated April 22, 2021.

**Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5                      AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code (CBC)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Grade

#### BS-Grade. 1                                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

#### **BS-Grade. 3                      0010-BS-Grade-MAP - DR WAY XING NMC**

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

#### **BS-Grade. 4                      0010-BS-Grade-MAP - DRNAGE & TERRACING**

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

#### **BS-Grade. 5                      0010-BS-Grade-MAP - DUST CONTROL**

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

#### **BS-Grade. 6                      0010-BS-Grade-MAP - 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. 7                      0010-BS-Grade-MAP - FINISH GRADE**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

#### **BS-Grade. 8                      0010-BS-Grade-MAP - GENERAL INTRODUCTION**

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

#### **BS-Grade. 9                      0010-BS-Grade-MAP - MANUFACTURED SLOPES**

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

#### **BS-Grade. 10                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

#### **BS-Grade. 11                      0010-BS-Grade-MAP - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than



## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

#### BS-Grade. 11

#### 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

#### BS-Grade. 12

#### 0010-BS-Grade-MAP - 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 and Safety Department.

#### BS-Grade. 13

#### 0010-BS-Grade-MAP - SLOPE SETBACKS

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

#### BS-Grade. 14

#### 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer -

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

#### BS-Grade. 14

#### 0010-BS-Grade-MAP - SLOPES IN FLOODWAY (cont.)

which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

### E Health

#### E Health. 1

#### 0010-E Health - WMWD WATER SERVICE ONLY

All lots are proposing Western Municipal Water District (WMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with WMWD, as well as, all other applicable agencies.

### Fire

#### Fire. 1

#### 0010-Fire-MAP-#13-HYDRANT SPACING

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

#### Fire. 2

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

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

### Flood

#### Flood. 1

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

Parcel Map 33729 is a proposal to subdivide an approximately 9-acre site into 4 residential parcels. The site is located the Mockingbird Canyon area on the northeast corner of Alder Street and Avenue B. There is an existing house on Parcel 4.

A watershed of approximately 3.25-square miles is tributary to the northerly portion of the site producing a wide flood plain that impacts the northerly portion of Parcel 4. The approximate floodplain limits are at elevation 1525 which has been delineated on the exhibit. The floodplain limits at this elevation across Parcel 4 shall be delineated and labeled "FLOODPLAIN" on the environmental constraint sheet (ECS) unless supporting hydrological and hydraulic calculations are submitted and reviewed which modifies these limits. Except for the driveway access for Parcel 4, no buildings, obstructions or encroachment by fill into this floodplain is permitted. A note shall be placed on the ECS stating, "The FLOODPLAIN shall be kept free of all buildings, obstructions and fill except for driveway access to Parcel 4."

Several small drainage areas are tributary along the southerly and easterly boundary of the project site. The watercourses from these watersheds traverse Parcels 1 through 3. These flows combine and flow northerly through the westerly portion of the project site. The exhibit indicates grading for the pads which



## Flood

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

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The developer has submitted a letter requesting a condition be added covering a Special Facility Agreement.

## 0010-Flood-MAP SPECIAL FACILITY AGREEMENT

## Planning

## 0010 - CAUSES FOR REVOCATION

## 0010-Planning-GEN - IF HUMAN REMAINS FOUND

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

# ADVISORY NOTIFICATION DOCUMENT

## Planning

<b>Planning.</b>	<b>2</b>	<b>0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)</b>
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disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

**Planning. 3                      0010-Planning-GEN - INADVERTANT ARCHAEO FIND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project Archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

**Planning. 4                      0010-Planning-MAP - FEES FOR REVIEW**

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

**Planning. 5** **0010-Planning-MAP - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 5

#### 0010-Planning-MAP - LOW PALEO (cont.)

documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

#### Planning. 6

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

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

#### Planning. 7

#### 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

## ADVISORY NOTIFICATION DOCUMENT

## Planning

**Planning. 7** **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)**

of any type being issued for this subdivision until the unpermitted signage is removed.

<b>Planning.</b>	<b>8</b>	<b>0010-Planning-MAP - ORD 810 OPN SPACE FEE</b>
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Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

**Planning. 9** **0010-Planning-MAP - ORD NO. 659 (DIF)**

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

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

Planning. 10	0010-Planning-MAP - SUBMIT BUILDING PLANS
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The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

**Planning. 11** **0010-Planning-MAP - ZONING STANDARDS**

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

**Planning. 12** **0015 - Airport Land Use Commission (ALUC) Recommended Conditions**

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 12

#### 0015 - Airport Land Use Commission (ALUC) Recommended Conditions (cont.)

following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. No detention basins are depicted on the proposed parcel map. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Principal Planner (951) 955-6893

#### Planning. 13

#### 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's 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. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

## ADVISORY NOTIFICATION DOCUMENT

### 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 - HOLD HARMLESS**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.



## ADVISORY NOTIFICATION DOCUMENT

### Regional Parks and Open Space

#### **Regional Parks and Open Space. 0010-Regional Parks and Open Space-MAP - CONSERVATION AREA**

**1**

The applicant shall dedicate on plan for a community trail along the south side of Markham Street on the north side of the project, as shown on the Tentative Parcel Map No. 33729. The fourteen feet trail easement dedication must be outside of the proposed Conservation Area.

### Transportation

#### **Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE**

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

#### **Transportation. 2 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. 3 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. 4 0010-Transportation-MAP - R-O-W EXCEEDS/VACATION**

If the existing right-of-way along Alder Street exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

#### **Transportation. 5 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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**

elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

#### **Transportation. 6 0010-Transportation-MAP - SUBMIT FINAL WQMP**

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

A Project Specific Water Quality Management Plan shall be submitted to the Transportation Department for each parcel, if WQMP criteria is met, at the time any permit is pulled to develop the parcel. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

#### **Transportation. 7 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.

#### **Transportation. 8 0010-Transportation-MAP - WQMP REQMENT ON ECS**

If WQMP criteria is met and a WQMP is required, a notice of the WQMP requirements shall be placed on the final map. The exact wording of the note shall be as follows:

##### **NOTICE OF WQMP REQUIREMENTS:**

"If the criteria for the preparation of a WQMP is met, a Project Specific Water Quality Management Plan shall be submitted to the Transportation Department for review and approval for each parcel at the time any permit is pulled to develop the parcel."



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 9

#### 0010-Transportation-USE - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site <http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Plan: TPM33729

Parcel: 321020001

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied

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

050 - Fire. 2                      0050-Fire-MAP-#59-ECS-HYDRANT REQUIREMEN                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

050 - Fire. 3                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, shall provide an approved turnaround within 50' of the structure

050 - Fire. 4                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      Not Satisfied

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

050 - Fire. 5                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.(access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 6                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.



Plan: TPM33729

Parcel: 321020001

50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP DELINEATE/LABEL WC&DE                      Not Satisfied

The dedicated drainage easements, along with the watercourses within these dedicated drainage easements, shall be delineated and labeled on the final map and the environmental constraint sheet that accompanies the final map. A note shall be placed on the final map and the ECS stating, "Except for driveway access, all drainage easements shall be kept free of building and obstructions and the property owner shall be responsible for maintaining the flow pattern of the watercourse."

050 - Flood. 2                      0050-Flood-MAP GRADING ON INDIVIDUAL LOTS                      Not Satisfied

All lots shall be graded to accept all offsite flows and convey these flows westerly through the lot. A note shall be placed on the ECS stating, "All parcels shall be graded to accept the offsite flows and direct these flows to the west within the individual parcel. The individual property owner will be responsible to maintain this drainage pattern."

050 - Flood. 3                      0050-Flood-MAP SHOW FLOODPLAIN ECS                      Not Satisfied

The floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. The delineated limits at elevation 1525 is acceptable unless calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Except for driveway access, the floodplain must be kept free of all buildings, obstructions and fill".

050 - Flood. 4                      0050-Flood-MAP SPECIAL FACILITY AGREEMENT                      Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has entered into an agreement dated November 3, 2014 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

050 - Flood. 5                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied

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

Planning

050 - Planning. 1                      0050-Planning-MAP - ECS EXHIBIT                      Not Satisfied

The constrained areas shown on Tentative Parcel Map No. 33729 Exhibit A and shall conform to the conditions of approval for the Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department based on the set of conditions of approval for TPM33729.

ORD. 460: 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.



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50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-Planning-MAP - ECS EXHIBIT (cont.)                      Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_, Page \_\_\_. This affects all Parcels"

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

ORDINANCE 655: "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. 2                      0050-Planning-MAP - ECS SHEET P-33-17879                      Not Satisfied

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been prepared. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of P-33-17879.

050 - Planning. 3                      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. 4                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

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

050 - Planning. 5                      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. 6                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.



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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - ECS Not Satisfied

The constrained areas will conform to the areas mapped as

"All on-site Riparian/Riverine Areas which will be avoided," on Exhibit 3 of the document entitled "Focused Habitat Assessment for the Burrowing Owl & Riparian/Riverine & Vernal Pool (RRVP) Assessment" Dated March 14, 2008 and prepared by Jeff Kidd Biological Consulting. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas. In the event that the local fire authority determines that weed abatement is necessary, the property owner shall consult with the Riverside County Planning Department, Environmental Programs Division to discuss appropriate abatement measures."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

Regional Parks and Open Space

050 - Regional Parks and 0050-Regional Parks and Open Space-MAP - OFFER OF Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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

050 - Transportation. 2 0050-Transportation-MAP - IMP PLANS Not Satisfied

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

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



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50. Prior To Map Recordation

Transportation

050 - Transportation. 2                      0050-Transportation-MAP - IMP PLANS (cont.)                      Not Satisfied

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

050 - Transportation. 3                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied

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

050 - Transportation. 4                      0050-Transportation-MAP - SUFFICIENT R-O-W                      Not Satisfied

Sufficient right-of-way along Markham Street shall be dedicated for public use to provide for a 50 foot half width right-of-way per Standard No. 94, Ordinance 461.

Sufficient right-of-way along Avenue B shall be dedicated for public use to provide for a 30 foot half width right-of-way per Standard No. 105, Section "C", Ordinance 461.

050 - Transportation. 5                      0050-Transportation-MAP- CORNER CUT-BACK I/SUR                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 6                      0050-Transportation-USE - IMPROVEMENT                      Not Satisfied

Alder Street along project boundary is a paved road designated as a local road and shall be improved with 35' AC pavement, (15' on the project side and 20' on opposite side of the centerline), 6" asphalt concrete dike, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "B" and Standard No. 800A.

NOTE:

1. The cul-de-sac shall be constructed with AC pavement.
2. Existing fence shall be removed from the road right-f-way.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water 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.

060 - BS-Grade. 2                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-MAP - IF WQMP REQUIRED                      Not Satisfied

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.

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

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE 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. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - RECORDED ESMT REQ'D                      Not Satisfied

All cross lot drainages shown on Tentative Parcel Map 33729 required to be placed within drainage easements, the owner/applicant shall provide a copy of the recorded drainage easement(s) prior to issuance of a grading permit.

060 - BS-Grade. 11                      0060-BS-Grade-MAP - SLOPE STABIL'Y ANLY                      Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 12                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

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.

060 - BS-Grade. 13                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      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.

Flood

060 - Flood. 1                      0060-Flood-MAP SPECIAL FACILITY AGREEMENT                      Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has entered into an agreement dated November 3, 2014 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading



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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      0060-Flood-MAP SPECIAL FACILITY AGREEMENT (cont.)                      Not Satisfied  
permits are issued for the parcels. 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 SUBMIT GRADING PLANS                      Not Satisfied  
To verify compliance with the proposed drainage patterns, a copy of the grading plans for the parcels shall be submitted to the District for review and approval prior to issuance of any grading permits or building permits. All submittals shall be date stamped by the engineer and include a complete Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1                      0060-Planning-MAP - ARCH. AVOIDANCE                      Not Satisfied  
Site P-33-17879, shall be avoided and preserved by Project design. Prior to any earthmoving activities on Lot #3, the County-approved Archaeologist, Project Supervisor and Tribal Monitor shall fence off P-33-17879, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

060 - Planning. 2                      0060-Planning-MAP - BUILDING PAD GRADING                      Not Satisfied  
All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied  
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 5                      0060-Planning-MAP - NATIVE AMERICAN MONITOR                      Not Satisfied  
All provisions of this section shall only apply to Parcel 3.

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga Band of Luiseno Indians for a Native Monitor who, at the tribe's discretion, shall be on-site during ground disturbing activities on Lot #3. The developer shall submit a copy of a signed agreement between the Tribe and the developer/permit holder for the monitoring of the project. Pechanga shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

The County-approved Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation within Lot 3 of TPM33729 including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The County-approved Archaeologist and/or Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow for recovery of cultural resources.

The Native American Monitor (Pechanga Tribe) and County-approved Archaeologist shall be included in the pre-grade meetings at their discretion to provide Construction Worker Cultural Resources Sensitivity Training.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. (Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration).

060 - Planning. 6 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.

The proposed parcel map will be dividing the property into four parcels. It is anticipated that each of the lots will be sold and graded separately for one-family dwelling units. Thus, SKR fees will be based on the single-family rate per lot which is \$250 per lot. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County



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60. Prior To Grading Permit Issuance

Planning-EPD

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

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

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - MBTA SURVEYS                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review.

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - APPROVED WQMP                      Not Satisfied

If a Project Specific Water Quality Management Plan is required, the following condition shall apply. 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 Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2                      0060-Transportation-MAP - SUBMIT PLANS                      Not Satisfied

If a Project Specific Water Quality Management Plan is required, the following condition shall apply. The project specific Final WQMP, if applicable, improvement 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 Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to issuance of a grading permit. All submittals shall be date stamped by a registered engineer.

80. Prior To Building Permit Issuance

BS-Grade

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

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

080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

E Health

080 - E Health. 1                      0080-E Health-DEH SITE EVALUATION REQUIRED                      Not Satisfied

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. \*\*Please note that if groundwater encroachment is observed, further engineering, as well



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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      0080-E Health-DEH SITE EVALUATION REQUIRED (cont.)                      Not Satisfied  
as, Regional Water Quality Control Board Clearance may be required.\*\*

080 - E Health. 2                      0080-E Health-ENV HEALTH CLEARANCE REQUIRED                      Not Satisfied

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot based on Leighton and Associates Soils Percolation Report Project No.112224-002 dated Aug 28, 2007 and revised report dated 3/26/08. (Please refer to recommendations section of revised report for special requirements delineated by Leighton and Associates).

Upon building submittal, the applicant must provide at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, Leighton and Associates, drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Manual.

If grading is proposed or has been previously conducted on site, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by Leighton and Associates. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

Fire

080 - Fire. 1                      0080-Fire-MAP - REVIEW & APPROVAL                      Not Satisfied

Fire department shall review and approve setbacks, water and access for all single family dwellings and additions

080 - Fire. 2                      0080-Fire-MAP-#50B-HYDRANT SYSTEM                      Not Satisfied

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

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

\*Provide the original letter from the water district

080 - Fire. 3                      0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER                      Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard. West County- Riverside Office 951-955-4777

Flood

080 - Flood. 1                      0080-Flood-MAP SPECIAL FACILITY AGREEMENT                      Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has entered into an agreement dated November 3, 2014 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid to the District at the time of the issuance of

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP SPECIAL FACILITY AGREEMENT (cont.)                      Not Satisfied  
grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

080 - Flood. 2                      0080-Flood-MAP SUBMIT GRADING PLANS                      Not Satisfied  
To verify compliance with the proposed drainage patterns, a copy of the grading plans for the parcels shall be submitted to the District for review and approval prior to issuance of any grading permits or building permits. All submittals shall be date stamped by the engineer and include a complete Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning Department shall determine if the deposit-based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - ESTABL MAINT ENTITY                      Not Satisfied  
If a Project Specific Water Quality Management Plan is required, the following condition shall apply. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

080 - Transportation. 2                      0080-Transportation-MAP - IMPLEMENT WQMP                      Not Satisfied  
If a Project Specific Water Quality Management Plan is required, the following condition shall apply. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - 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



Plan: TPM33729

Parcel: 321020001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - IF WQMP REQUIRED (cont.)                      Not Satisfied  
(WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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

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

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRADE INSP                      Not Satisfied  
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

10/21/21  
14:46

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 15

Plan: TPM33729

Parcel: 321020001

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied  
Environmental Health Clearance prior to final inspection.

Fire

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

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

Riverside office    (951)955-5282

Planning

090 - Planning. 1                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663.

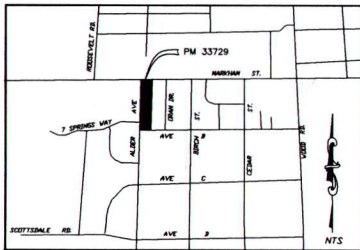
The proposed parcel map will be dividing the property into four parcels. It is anticipated that each of the lots will be sold and graded separately for one-family dwelling units. Thus, SKR fees will be based on the single-family rate per lot which is \$250 per lot. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1                      0090-Transportation-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.





VICINITY MAP  
THOMAS GUIDE 39TH EDITION  
PAGE 746, COORD. C-7  
GPS COORDINATES  
LATITUDE: 33°53'27"N  
LONGITUDE: 117°09'40"W

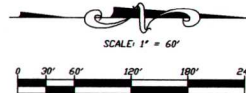
# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## TENTATIVE PARCEL MAP 33729 AMENDED NO. 4

### SCHEDULE "H" PARCEL MAP

SOUTHLAND ENGINEERING

JULY 2014



NO.	DATE	REVISION DESCRIPTION
3	2/27/15	REVISED RIPARIAN RIVERINE BOUNDARY
4	11/11/14	ELIMINATED REMAINDER PARCEL
NO.	DATE	REVISION DESCRIPTION

#### OWNER/DEVELOPER:

DAN CARTER  
D AND W CARTER, LLC  
18710 RAVENWOOD DRIVE  
PERDUE, CA 92570  
(951)515-8884

#### REPRESENTATIVE:

LISA MERRITT  
SOUTHLAND ENGINEERING  
2200 BUSINESS WAY, STE 100  
RIVERSIDE, CA 92503  
(951)788-8488

#### APN:

321-020-001

#### LEGAL DESCRIPTION:

THAT PORTION OF SECTION 6, T4S, R4W OF THE 35M, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE WEST ONE-HALF OF THE NW QUARTER OF SAID SECTION 6, T4S, R4W OF THE 35M, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 6; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 6 A DISTANCE OF 294.00 FEET; THENCE SOUTHWEST A DISTANCE OF 135.00 FEET; THENCE S89°04'W A DISTANCE OF 294.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING.

#### ACREAGE:

GROSS ACREAGE: 9.11 ACRES  
NET ACREAGE: 8.31 ACRES  
PARCEL 1: 1.15 ACRES GROSS, 1.00 ACRES NET  
PARCEL 2: 1.10 ACRES GROSS, 0.99 ACRES NET  
PARCEL 3: 1.35 ACRES GROSS, 1.19 ACRES NET  
PARCEL 4: 5.51 ACRES GROSS, 5.13 ACRES NET

#### PROJECT DESCRIPTION:

THIS PROJECT IS TO DIVIDE 9.11 ACRES INTO 4 PARCELS

#### TOPOGRAPHY:

AERIAL MAPPING BY AERO TECH MAPPING, DATE OF PHOTOGRAPHY MAY 2014.  
GROUND CONTROL BY SOUTHLAND ENGINEERING.

#### GENERAL PLAN/ZONING:

GENERAL PLAN RC-VLDR, NO CHANGE PROPOSED  
ZONING R-A-1, NO CHANGE PROPOSED

#### SCHOOL DISTRICT:

VAL VERDE UNIFIED SCHOOL DISTRICT

#### UTILITY COMPANIES:

WATER: WESTERN MUNICIPAL WATER DIST.  
GAS: THE GAS COMPANY  
ELECTRIC: EDISON  
TELEPHONE: VERIZON  
SEWER: INDIVIDUAL SEPTIC SYSTEM  
CABLE: ADLPHIA

#### NOTES:

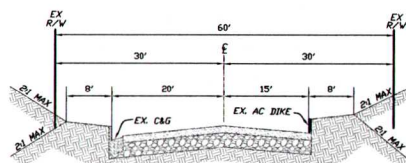
1. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIFIC PLAN.
2. THOMAS GUIDE 39TH EDITION, PAGE 746, COORD C-7.
3. THERE ARE NO PROTECTED OR ENDANGERED TREES THAT EXIST ON THE PROPERTY.
4. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL STUDIES ZONE OR OTHER GEOLOGIC HAZARDOUS AREA.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE "UNSHADED X", AREA OF MINIMAL FLOODING. NO FLOOD PLAIN REVIEW REQUIRED. RIVERSIDE COMMUNITY NO. 060645-0855, FEMA MAP NO. 80605C-1405G.
6. THIS PROPERTY IS NOT LOCATED WITHIN A HIGH FIRE AREA.
7. THIS PROPERTY HAS NO POTENTIAL FOR WATER QUALITY ACTION.
8. THIS PROPERTY IS LOCATED WITHIN COMMUNITY FACILITIES DISTRICT 15E.
9. THIS MAP IS A SCHEDULE "H" PARCEL MAP.
10. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
11. THERE ARE NO CHANNELS ON THIS PROPERTY.
12. THERE ARE EXISTING STRUCTURES ON SITE, AS SHOWN.
13. NO NEW STRUCTURES PROPOSED AT THIS TIME.
14. COMPLIANCE WITH RIVERSIDE COUNTY WATER QUALITY MANAGEMENT PLAN (CWMP) IS NOT REQUIRED FOR THIS PARCEL MAP.
15. DEVELOPMENT STANDARDS ARE PER ORDINANCE 348 SECTION 6.52 AND 6.53 (CA-1).
16. WATER COURSES SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
17. ALL CUT/FILL SLOPES SHALL BE 2:1 OR FLATTER.
18. ALL PROPOSED DRIVEWAYS ARE 16' WIDE.
19. ALL EXISTING FENCES TO REMAIN IN PLACE.

#### BENCH MARK:

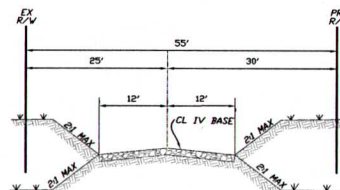
THE BENCH MARK FOR THIS PROJECT IS RIVERSIDE COUNTY BENCH MARK M. 101, A BRASS DISC IN TOP OF CONC POST, 0.35 MILES EAST ALONG CAJALDO RD FROM THE FIRE STATION, 46' S OF THE CL OF CAJALDO RD, 6.5' E OF P/P 4750643 & 1.5' N OF A WOOD RAIL FENCE. ELEVATION 1576.392, DATED 1973.

#### BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF ALDER STREET PER MAP BOOK 311/30-33, BEING N00°37'52"E



ALDER ST.  
EXISTING PER TR 02744



AVE B

RIPIARIAN/RIVERINE AREA DO NOT DISTURB