CONDITIONS OF APPROVAL

PROJECT NAME: Riverstone - Subdivision #2020-004 - Madera

PROJECT LOCATION: The project site is located on the south side of Avenue 12, at its intersection with Road 40, Madera.

PROJECT DESCRIPTION: 144 residential lot and 14 outlots, tentative subdivision map

APPLICANT: Wilson Premier Homes

CONTACT PERSON/TELEPHONE NUMBER: 559.224.7550

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	This proposed development shall be served by a community water system and a community sewer system. Water and Sewer services for any structures, on any parcels, within this development must be connected to an approved community water system and community sewer system that is approved by the Regional Water Quality Control Board (RWQCB) and State Water Resource Control Board Drinking Water Program (DWP)				
2	Solid Waste collection with sorting for green waste, recyclable materials and garbage is required.				
3	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
4	During the application process for any required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.				
Fire					
1	None				
Planning					
1	All mitigation measures outlined in the certified EIR for the Gateway Village Specific Plan shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified.				
2	The developer shall submit written certification of implementation of all mitigation measures to the Planning Department prior to recordation of the final map(s).				
3	The tentative and final maps shall be prepared and processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.				

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4	The applicant's engineer shall submit the construction plans for all improvements (i.e., water, sewer, drainage, roads, etc.) required for this subdivision to the Planning Department simultaneously with the final subdivision map filing.				
5	All construction plans shall be reviewed and approved by all Subdivision Committee members (Planning, Fire and Building, and Environmental Health Divisions, and Public Works Department) issuance of any or all construction permits from a division or department.				
6	The applicant's engineer after Subdivision Committee approval of all construction plans shall submit a reproducible copy of said construction plans to the Planning Department for signature by all Subdivision Committee members authorized agent prior to issuance of any or all construction permits.				
7	Relocation of all existing utility lines, if any, shall not be at the County's expense. The relocation shall be completed prior to final map approval. If bonding is utilized, inclusion of the relocation cost(s) shall be included in the cost estimate and certified as acceptable by the appropriate public utility(s).				
8	including any necessary easements, required by the appropriate governmental agencies and/or public utilities shall be installed to each lot, unless bonded or an agreement is entered into as per Chapter 17.56.030 of the Madera County Code, prior to final map approval. Written certification that each improvement has been installed or will be bonded shall be submitted to				
9	Use of the outlot(s) is restricted to the specific use(s) indicated on the final map. Any deviation will require the approval of the County of Madera. Prior to recordation of the final map, annexation to CSA (County Service Area) 22 or another County Service Area or Community Facilities District acceptable to the County is required;				
10	On-street parking shall be in accordance with Specific Plan standards.				
11	Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by the map have thirty (30) days to determine of the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt of a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Department prior to final map approval.				
12	The term of the subdivision map shall be extended for a period of time to the longer of, (i) the expiration date of the Development Agreement as set forth in Section 3.8 thereof, including any extensions thereof, or (ii) the term of such maps under applicable provisions of the Subdivision Map Act, including any non-discretionary extensions and any granted discretionary extensions thereof.				
13	The final subdivision map shall require written approvals and Certificates of Acceptability from the Madera County Public Works, and Environmental Health Departments.				
14	The final subdivision map shall require the signature of the Madera County Engineer/Surveyor and his Certificate of Acceptability.				
15	A Subdivision Guarantee, current within 30 days, shall be provided to the Planning Department simultaneously with the final map.				
16	Payment of all current, supplemental, pending supplemental, delinquent, and estimated taxes, as applicable, shall be made prior to approval of the final subdivision map.				

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17	A recording fee, based upon the number of final map sheets, shall be provided to the Planning Department for use in the final map recordation.				
18	A fee for the recording of the Right-to-Farm Notice required in conjunction with this proposal shall be provided to the Planning Department.				
19	Corrective comments pertinent to the final map may be stipulated upon review of the final map for compliance with State law, County ordinance and conditions of approval.				
20	The applicant shall apply to the Planning Department for a road name and pay for all required signs. Signs shall be approved and payment shall be received prior to final map approval.				
21	Each addressable structure shall have its address posted on it. If the posted address is not visible from the roadway to which the address is issued, the address shall also be posted at the intersection of that roadway and the driveway serving the structure. Multiple addresses shall be posted on the same post.				
22	Under provisions of County Code Chapter 15.03, the applicant shall dedicate land or pay a fee in lieu of dedication of land for parks and recreational facilities.				
23	Prior to recordation of the final map, annexation to CSA (County Service Area) 22 or another County Service Area or Community Facilities District acceptable to the County is required.				
24	The tentative map shall comply with the approved Development Agreement, Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Specific Plan.				
Public Works					
1	At the time of applying for the building permits, the applicant/contractor is required to submit a grading along with drainage calculations, and erosion control plans to the Public Works Department for review and approval. Grading permit must be obtained prior to performing any grading on site.				
ASSESSOR'S OFFICE					
1	The applicant shows all improvements on applicants land.				
2	The applicant files **1** Completed Assessor's Form AO 93 regarding the Subdivision/Parcel Map improvements.				
3	Acreage is needed on any lots, outlots or remainders, or private right of ways over one (1) acre.				