

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

801B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 10, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

2/14/11 TML

Tina Grande

Departmental Concurrence

**SUBJECT: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837** - Applicant: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washinton Street and southerly of Sally Street – 98.13 Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** Schedule A Tentative Tract Map approved to subdivide 98.13 acres into 320 residential lots and a 6.3 acre park. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on February 16, 2011.

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION:**

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

Policy

Consent

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 16, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 1.1: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837** - Applicant: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washinton Street and southerly of Sally Street – 98.13 Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** Schedule A Tentative Tract Map approved to subdivide 98.13 acres into 320 residential lots and a 6.3 acre park.
- II. **PROJECT DESCRIPTION**  
**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011.
- III. **MEETING SUMMARY**  
Subject proposal did not require a presentation.  
Project Planner: Ray Juarez at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- The following person(s), spoke in neutral or in opposition of the subject proposal.  
None  
There were no speakers in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0, recommend to the Board of Supervisors;  
**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.
- VI. **CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No. 1.1  
Area Plan: Southwest  
Zoning District: Rancho California  
Supervisory District: Third  
Project Planner: Ray Juarez

Tentative Tract Map No. 30837  
FIRST EXTENSION OF TIME (EOT)  
Planning Commission Date: Feb. 16, 2011  
Applicant: Hall & Foreman

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837.**

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of thirty one (31) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department Landscaping Division is recommending the addition of seven (7) Conditions of Approval. The Planning Department Cultural resources Division is recommending the addition of five (5) Conditions of Approval. The Flood Control and Water Conservation District is recommending the addition of ten (10) Conditions of Approval. The Transportation Department is recommending the addition of nine (9) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated Dec. 15, 2010) indicating the acceptance of the thirty one (31) conditions of approval.

### FURTHER PLANNING CONSIDERATIONS:

**Planning Commission September 15, 2010:** The Extension of Time request was continued from the September 15, 2010 Planning Commission agenda to determine if water quality of conditions approval should be placed on the map and to further analyze concerns raised by the

*Ray*  
1-10-11

**TENTATIVE TRACT MAP NO. 30837**  
**FIRST EXTENSION OF TIME REQUEST**  
**Page 2 of 2**

Pechanga Tribe. These conditions have been added and have been accepted by the applicant as noted above, and are included within the staff report.

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 19, 2008 and will automatically gain benefit of SB1185 and AB333 and will be extended until October 19, 2011. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

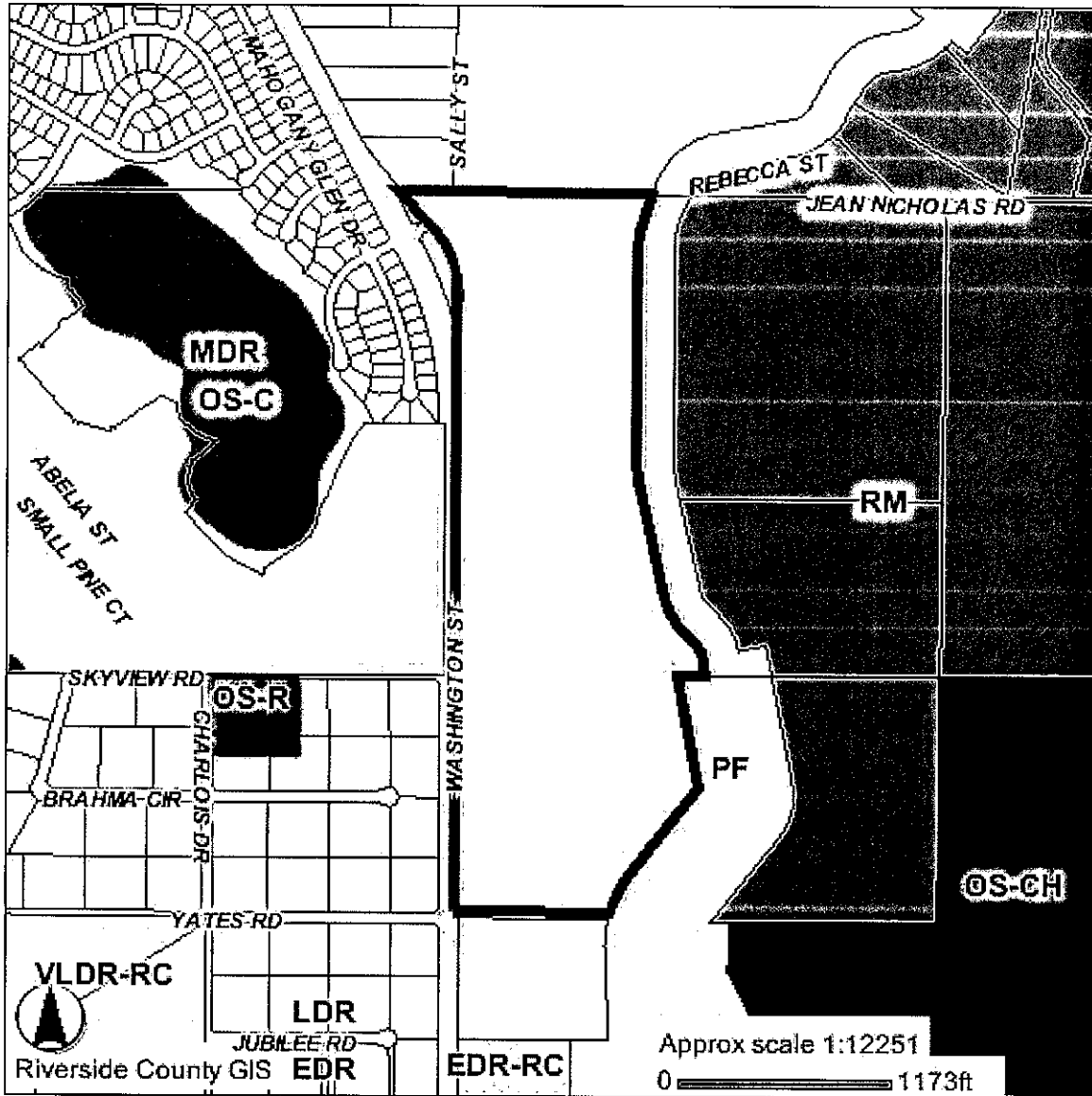
**ORIGINAL Approval Date: October 19, 2004**

**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**FIRST EXTENSION OF TIME** for **TENTATIVE TRACT MAP NO. 30837** - Applicant: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washinton Street and southerly of Sally Street – 98.13 Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** Schedule A Tentative Tract Map approved to subdivide 98.13 acres into 320 residential lots and a 6.3 acre park. - **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011.

TR30837



**LANDUSE**

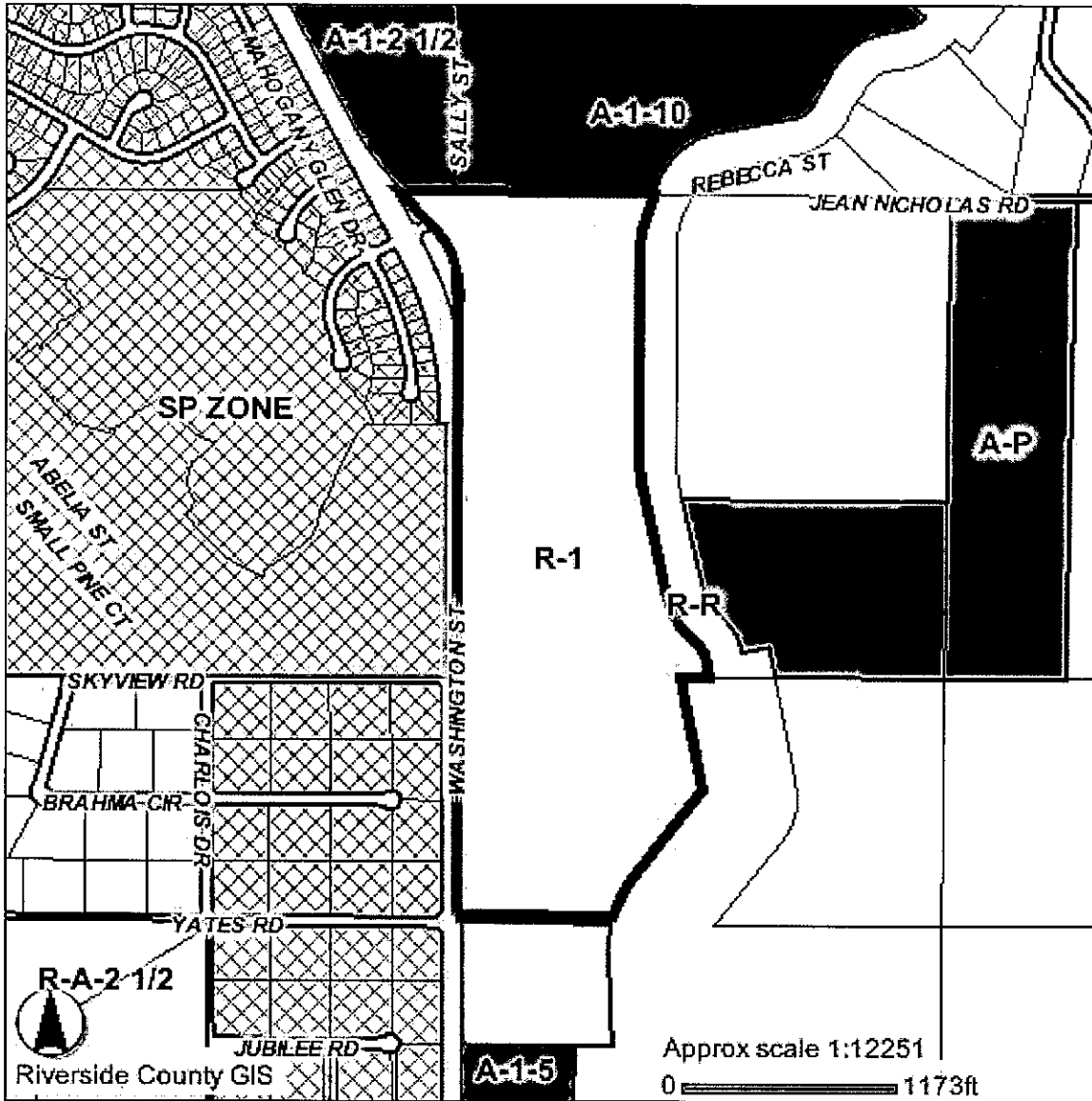
- |                                  |                                                          |                          |                                              |
|----------------------------------|----------------------------------------------------------|--------------------------|----------------------------------------------|
| PARCELS                          | CIRCULATION ELEMENT<br>ULTIMATE RIGHT-OF-WAY<br>(APPROX) | EDR - ESTATE RESIDENTIAL | EDR-RC - ESTATE<br>RESIDENTIAL-RC            |
| LDR - LOW DENSITY<br>RESIDENTIAL | MDR - MEDIUM DENSITY<br>RESIDENTIAL                      | OS-C - CONSERVATION      | OS-CH - CONSERVATION<br>HABITAT              |
| OS-R - OPEN SPACE<br>RECREATION  | PF - PUBLIC FACILITIES                                   | RM - RURAL MOUNTAINOUS   | VLDR-RC - VERY LOW<br>DENSITY RESIDENTIAL-RC |
| CITIES                           | CITY BOUNDARY                                            |                          |                                              |

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Jul 25 12:30:13 2007

TR30837



ZONING

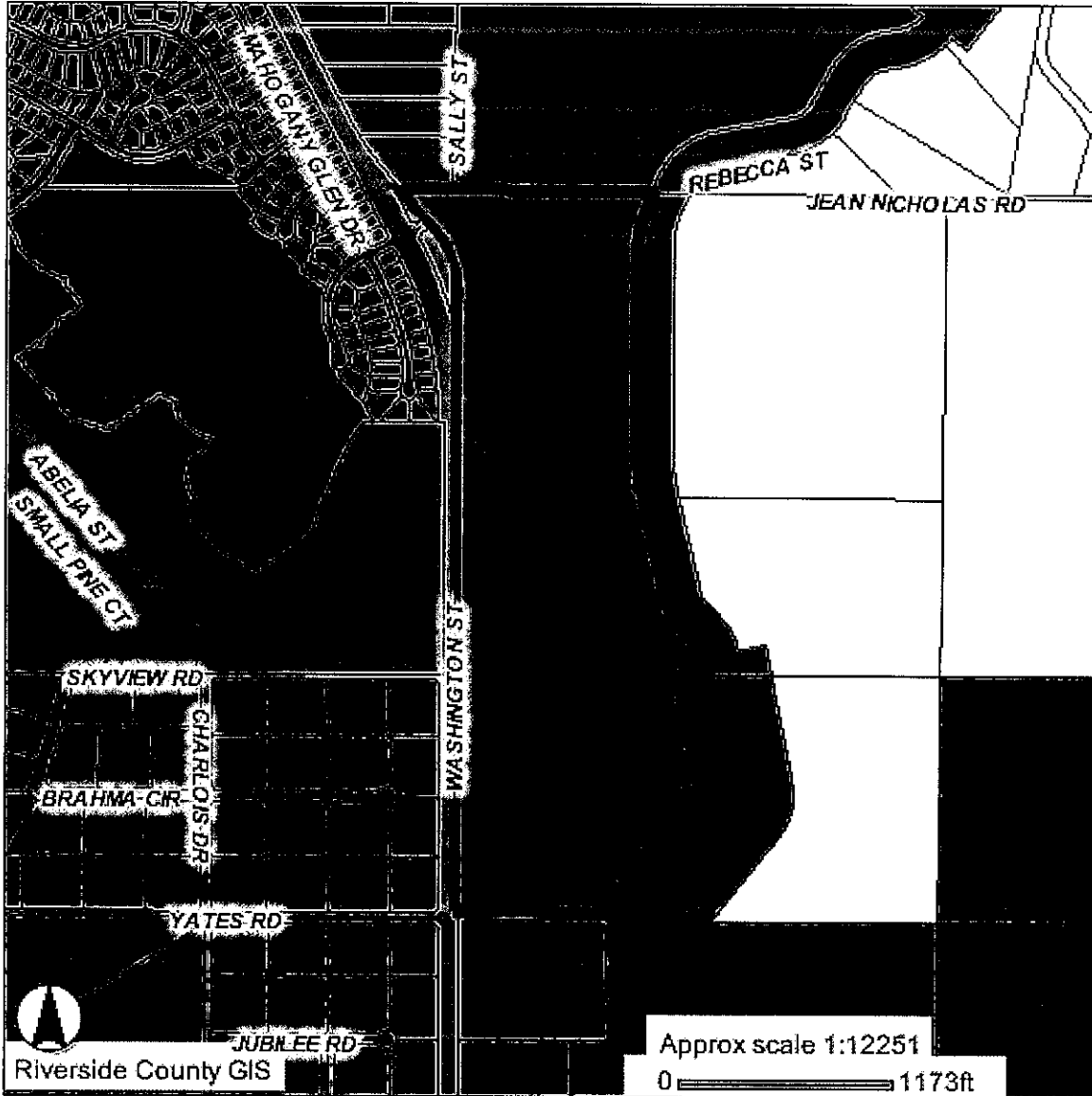
- ZONING NOT AVAILABLE
- CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY (APPROX)
- ZONING BOUNDARY
- A-1-10, A-1-2 1/2, A-1-5
- A-P
- R-1
- R-A-2 1/2
- R-R
- SP ZONE
- CITY BOUNDARY

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Jul 25 12:32:26 2007

TR30837



**POLICY AREAS/OVERLAYS**

□ PARCELS

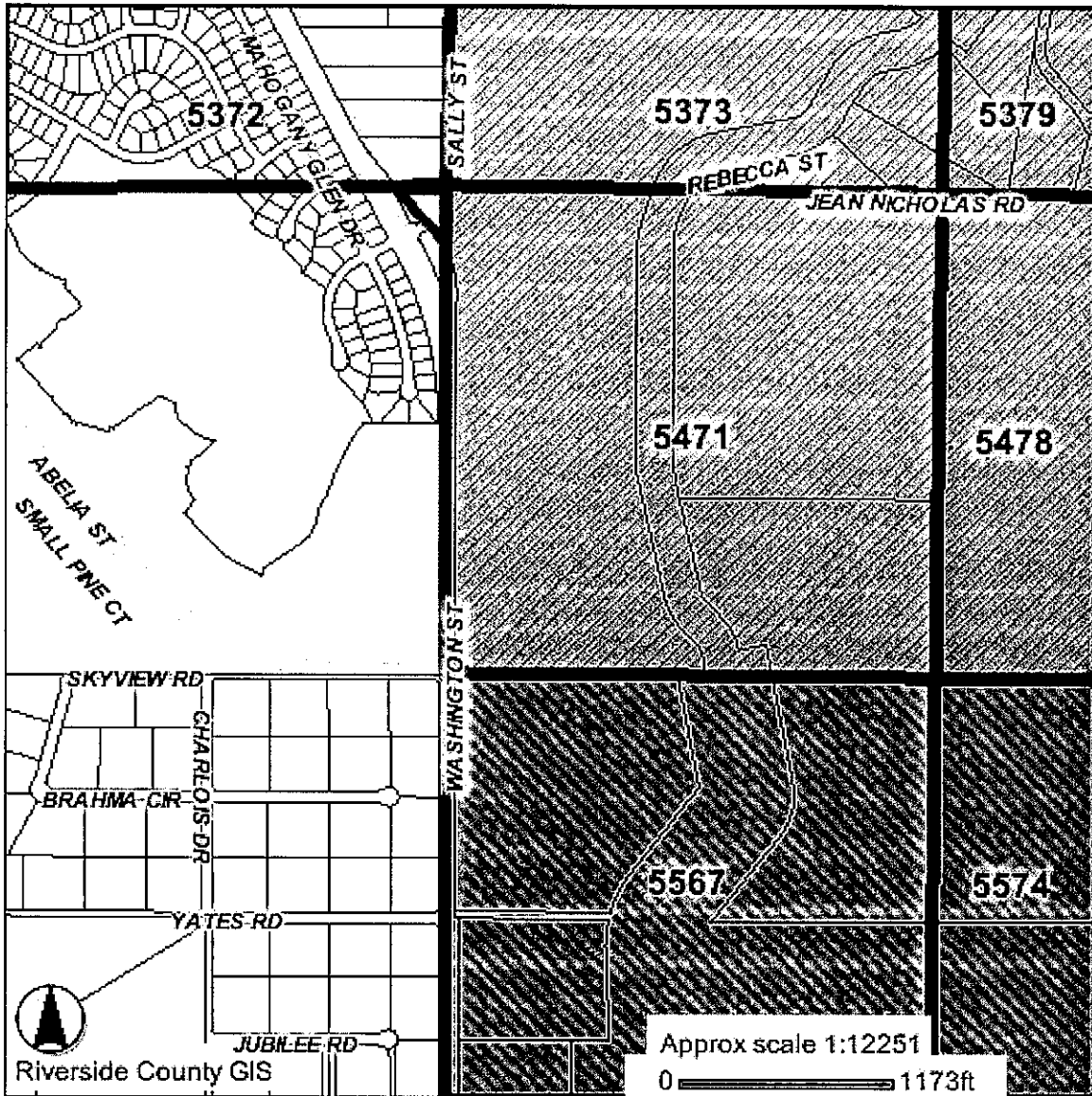
□ CIRCULATION ELEMENT  
ULTIMATE RIGHT-OF-WAY  
(APPROX)

■ HIGHWAY 79 POLICY AREA

■ NORTH SKINNER & HIGHWAY  
79 POLICY AREA

□ CITY BOUNDARY

TR30837



**WRCMSHCP CELL/CELL GROUP**

- PARCELS
- CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY (APPROX)
- 36 CRITERIA CELL NUMBER
- CRITERIA CELL
- SOUTHWEST AREA
- S
- T
- CITY BOUNDARY

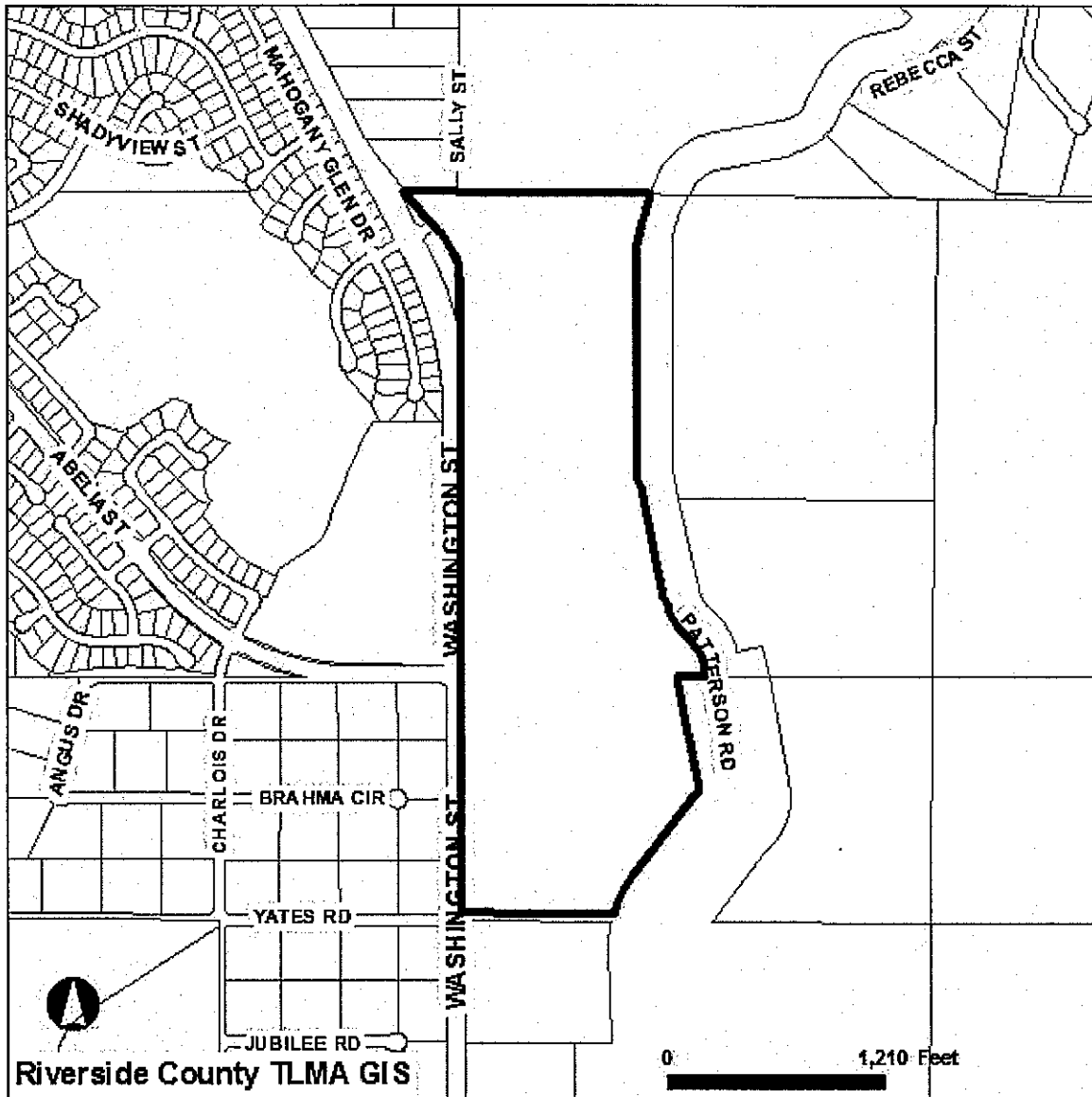
**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Jul 25 12:32:03 2007



**SUPERVISORIAL DISTRICT - TR30837**



**SUPERVISORIAL DISTRICTS**

- CASE
- PARCELS
-  INTERSTATES
- DISTRICT 3 SUPERVISOR JEFF STONE
-  HIGHWAYS
- CITY

**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Jul 13 07:44:26 2010  
Version 100412

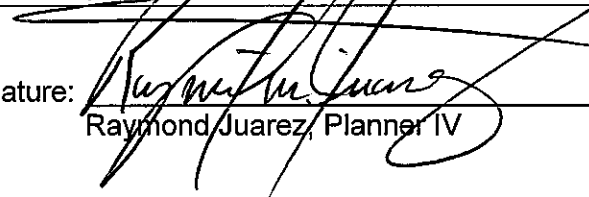
# Extension of Time Environmental Determination

Project Case Number: TR30837  
 Original E.A. Number: EA38835  
 Extension of Time No.: FIRST  
 Original Approval Date: OCTOBER 19, 2004  
 Project Location: easterly of Washinton Street and southerly of Sally Street

Project Description: Schedule A subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park.

On July 10, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:   
 Raymond Juarez, Planner IV

Date: July 7, 2010  
 For Ron Goldman, Planning Director

## Juarez, Raymond

---

**From:** John Abel [jabel@missionpacific.com]  
**Sent:** Wednesday, December 15, 2010 10:28 AM  
**To:** Juarez, Raymond; 'TTerich@hfinc.com'  
**Cc:** Dimagiba, Catherine  
**Subject:** RE: TR30837 Extension of Time - Conditions of Approval

Hi Raymond,

Please allow this email to serve as our acceptance of the proposed conditions for TR30837- First EOT dated 12/15/10 (sheets 1-16). Should you have any additional questions please contact me at your earliest opportunity. We look forward to the consent calendar date when you have it. Thanks

John Abel

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**From:** Juarez, Raymond [mailto:RJUAREZ@rctlma.org]  
**Sent:** Wednesday, December 15, 2010 8:20 AM  
**To:** 'TTerich@hfinc.com'  
**Cc:** John Abel; Dimagiba, Catherine  
**Subject:** RE: TR30837 Extension of Time - Conditions of Approval

Tony:

Condition of Approval 50.PLANNING.34 has been deleted.

Please confirm that you accept the 31 proposed additional conditions for the first extension of time as shown in the attached PDF labeled as TR30837 – First EOT Conditions, dated 12/15/10 (Sheets 1 thru 16).

Thanks,

**Ray Juarez**  
**Planner IV**  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502-1409

(951) 955-9541 - Desk  
(951) 955-1811 - Fax

---

**From:** TTerich@hfinc.com [mailto:TTerich@hfinc.com]  
**Sent:** Tuesday, December 14, 2010 2:33 PM  
**To:** Dimagiba, Catherine; Juarez, Raymond  
**Cc:** jabel@missionpacific.com  
**Subject:** Fw: TR30837 Extension of Time - Conditions of Approval

Catherine and Raymond,  
The below email was sent out on Nov. 30 and we have yet to receive a reply. We are anxious to move this extension of time forward.  
Please send us a response.  
Thank you.  
Tony

Anthony Terich, P.E.  
President/Temecula Division

**Hall & Foreman Inc.**

Three Better World Circle, Suite 100

Temecula, CA 92590-3745

Direct: (951) 294-9338

[www.HFInc.com](http://www.HFInc.com)



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In celebration of the holiday season, HFI will close on Friday, December 24 and reopen on Monday, January 3.

During this time, we recognize we have ongoing responsibilities to our Clients.

Please contact me in advance so that appropriate arrangements can be made to serve your needs.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please delete it. It is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by HFI for any loss or damage arising in any way from its use.

Please consider the environment before printing this email.

----- Forwarded by Tony Terich/hfinc on 12/14/2010 02:31 PM -----

From: Tony Terich/hfinc  
To: "Dimagiba, Catherine" <CDIMAGIB@rctlma.org>  
Cc: 'John Abel' <jabel@missionpacific.com>, "Juarez, Raymond" <RJUAJAREZ@rctlma.org>  
Date: 11/30/2010 03:32 PM  
Subject: RE: TR30837 Extension of Time - Conditions of Approval

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Thank you, Catherine for the update.

Before John replies, it appears to me that the three new conditions negates the need for a new archaeological report (condition 50.PLANNING. 34 - see attached) since a professional will be onsite during the grading. Please reply at your earliest possible opportunity.

Tony

Anthony Terich, P.E.  
President/Temecula Division

**Hall & Foreman Inc.**

Three Better World Circle, Suite 100

Temecula, CA 92590-3745

Direct: (951) 294-9338

[www.HFInc.com](http://www.HFInc.com)



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Please consider the environment before printing this email.

From: "Dimagiba, Catherine" <CDIMAGIB@rctlma.org>  
To: 'John Abel' <jabel@missionpacific.com>, "'TTerich@hfinc.com'" <TTerich@hfinc.com>  
Cc: "Juarez, Raymond" <RJUAREZ@rctlma.org>  
Date: 11/30/2010 03:16 PM  
Subject: RE: TR30837 Extension of Time - Conditions of Approval

---

John,

Pechanga Tribe has recommended 3 additional conditions of approval pertaining to archaeological and tribal monitoring. The attached document is a copy of these conditions which are identified as follows:

60.PLANNING.22  
60.PLANNING.27  
90.PLANNING.17

Please let me know as soon as possible if you accept these additional conditions of approval so that I can move forward with the hearing process.

Thank you,

Catherine Dimagiba  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

**From:** John Abel [<mailto:jabel@missionpacific.com>]  
**Sent:** Thursday, November 18, 2010 3:04 PM  
**To:** Dimagiba, Catherine  
**Subject:** RE: TR30837 Extension of Time - Conditions of Approval

Thanks Catherine I will keep an eye out for the staff report and hearing date.

**From:** Dimagiba, Catherine [<mailto:CDIMAGIB@rctlma.org>]  
**Sent:** Thursday, November 18, 2010 2:59 PM  
**To:** John Abel  
**Subject:** RE: TR30837 Extension of Time - Conditions of Approval

Just want to confirm receipt of your email. I will be sending you a copy of the staff report with hearing date in the very near future. Thank you.

**From:** John Abel [<mailto:jabel@missionpacific.com>]  
**Sent:** Thursday, November 18, 2010 2:05 PM  
**To:** Dimagiba, Catherine  
**Subject:** RE: TR30837 Extension of Time - Conditions of Approval

Catherine,

I sent a couple of emails confirming that we are ok with the proposed changes in the conditions of approval but the emails

keep getting bounced back. In light of that I am replying to this email that you sent me so it should be ok. Regardless, we are ok with the proposed changes and would like you to schedule the TTM for a hearing on the extension of time. Any questions please contact me at your earliest opportunity.

John Abel

**From:** Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]  
**Sent:** Wednesday, November 03, 2010 2:49 PM  
**To:** John Abel  
**Cc:** Juarez, Raymond; 'TTerich@hfinc.com'  
**Subject:** TR30837 Extension of Time - Conditions of Approval

Attn: Applicant

**RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT NO. 30837.**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **November 1, 2007**. The LDC has determined it necessary to recommend the addition of twenty eight (28) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Flood Department is recommending the addition of ten (10) Conditions of Approval. The Planning Department Landscaping Division is recommending the addition of seven (7) Conditions of Approval. The Planning Department Cultural Resources Division is recommending the addition of three (3) Conditions of Approval. The Transportation Department is recommending the addition of eight (8) Conditions of Approval.

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

10.FLOOD RI.13 50.TRANS.35 90.PLANNING.14  
10.FLOOD RI.14 50.TRANS.36 90.PLANNING.15  
10.FLOOD.15 60.FLOOD RI.12 90.PLANNING.16  
10.PLANNING.16 60.FLOOD RI.13 90.TRANS.8  
10.PLANNING.18 80.FLOOD RI.2 90.TRANS.9  
10.PLANNING.19 80.PLANNING.27 90.TRANS.10  
10.TRANS.12 80.PLANNING.28 90.TRANS.11  
50.FLOOD RI.15 90.FLOOD RI.2 90.TRANS.12  
50.PLANNING.33 90.FLOOD RI.3  
50.PLANNING.34 90.FLOOD RI.4

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

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

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

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

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

Thank you,

Catherine Dimagiba  
Planning Technician II  
Riverside County Planning Dept.  
951-955-1681

[attachment "TR30837 COA 1st EOT-CULT RESOURCES.pdf" deleted by Tony Terich/hfinc]

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 13 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

10.FLOOD RI. 14 MAP SUBMIT PRELIM WQMP

RECOMMND

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control



TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

10.FLOOD RI. 14                    MAP SUBMIT PRELIM WQMP (cont.)                    RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

10.FLOOD RI. 15                    MAP WQMP                    RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 16                    MAP - LC LANDSCAPE REQUIREMENT                    RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month

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10. GENERAL CONDITIONS

10.PLANNING. 16                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.  
EOT1.

10.PLANNING. 18                   GEN - INADVERTANT ARCHAEO EOT1                   RECOMMND

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 ethnic/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

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10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

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.

10.PLANNING. 19 GEN - IF HUMAN REMAINS EOT1 RECOMMND

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

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 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.

TRANS DEPARTMENT

10.TRANS. 12 MAP - COUNTY WEB SITE (EOT1) RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 12                    MAP - COUNTY WEB SITE (EOT1) (cont.)                    RECOMMND

call the Plan Check Section at (951) 955-6527.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 15                    MAP SUBMIT PLANS                    RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 33                    MAP - LC LNDSCP COMMON AREA MA                    RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33                   MAP - LC LNDSCP COMMON AREA MA (cont.)                   RECOMMND

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.  
EOT1.

TRANS DEPARTMENT

50.TRANS. 34                   MAP - TRAFFIC SIGNALS                   RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, in accordance with Ordinance 461. Traffic signals shall be installed at the intersection(s) of Washington Street/North Project Entrance and Washington Street/Yates Road. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

50.TRANS. 35                   MAP - GRAFFITI ABATEMENT                   RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 36                   MAP - UTILITY PLAN (EOT1)                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 12                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

60.FLOOD RI. 13                    MAP SUBMIT PLANS                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 22                    GEN - CULT RESOURCES PROF EOT1                    RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians on November 23, 2010, it has been determined that archaeological monitoring is appropriate during all mass or rough grading and trenching.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22                    GEN - CULT RESOURCES PROF EOT1 (cont.)                    RECOMMND

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

NOTE:

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

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

60.PLANNING. 24                    GEN - TRIBAL MONITORING                    RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians on November 23, 2010, it has been determined necessary to require tribal monitoring of the mass or rough grading and trenching.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a treatment agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The treatment agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist for the purpose of tribal consultation.

The developer/permit holder shall submit a fully executed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN - TRIBAL MONITORING (cont.)

RECOMMND

copy of the treatment agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is present to represent the interests of the Tribe only.

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT FINAL WQMP

RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 27

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.  
EOT1.

80.PLANNING. 28

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28                   MAP - LC LANDSCAPE SECURITIES (cont.)                   RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.  
EOT1.

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                   MAP IMPLEMENT WQMP                   RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 3                   USE BMP MAINTENANCE & INSPECT                   RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 4                   XXU BMP - MAINT & INSPECT                   RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4            XXU BMP - MAINT & INSPECT (cont.)            RECOMMND  
occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 14            MAP - LC LNDSCP INSPECT DEPOST            RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.  
EOT1.

90.PLANNING. 15            MAP - LC LNDSCP INSPCT REQMENTS            RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.  
EOT1.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16

MAP - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT1.

90.PLANNING. 17

GEN - CULT RESOURCES RPT EOT1

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 8

MAP - LANDSCAPING

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                      MAP - TRAFFIC SIGNAL                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 10                     MAP - GRAFFITI ABATEMENT                     RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 11                     MAP - 80% COMPLETION (EOT1)                     RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 12

MAP - UTILITY INSTALL (EOT1)

RECOMMND

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

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

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 15, 2010**

(Drafted 9/01/10) Final (9/16/10)

**1.0 CONSENT CALENDAR**

- 1.1 Staff Recommendation: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **CONTINUED OFF CALENDAR (VOTE 5-0)**
- FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31406 - EXTENSION OF TIME to May 17, 2009 (SB1185 brings the expiration date to 5/17/10 and AB333 brings the expiration date to 5/17/12) - FIRST EXTENSION.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.2 Staff report recommended: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **CONTINUED OFF CALENDAR (VOTE 5-0)**
- SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31130 - EXTENSION OF TIME to January 27, 2009 - SECOND EXTENSION.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.3 Staff report recommended: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **CONTINUED OFF CALENDAR (VOTE 5-0)**
- FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30837 - EXTENSION OF TIME REQUEST, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011 – FIRST EXTENSION.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.4 Staff report recommended: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **REMOVED FROM AGENDA (VOTE 5-0)**
- FIRST EXTENSION OF TIME FOR PUBLIC USE PERMIT NO. 885 - EXTENSION OF TIME to January 9, 2011 - FIRST EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.5 Staff report recommended: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **APPROVED (VOTE 5-0)**
- PLOT PLAN NO. 24068 – Intent to Adopt a Mitigated Negative Declaration - The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however Section 18.34 of Ordinance No. 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility. - APN: 654-220-030. (Continued from August. 18, 2010) Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)**
- 1.6 Staff report recommended: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **APPROVED (VOTE 5-0)**
- TEMPORARY USE PERMIT NO. 200 – Intent to Adopt a Mitigated Negative Declaration - The project proposes to stockpile a maximum of 300,000 tons of sand material (a.k.a. "Bottom Ash"). The sand material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The**



Dimagiba, Catherine

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**From:** John Abel [jabel@missionpacific.com]  
**Sent:** Wednesday, July 07, 2010 1:36 PM  
**To:** Dimagiba, Catherine  
**Cc:** TTerich@hfinc.com  
**Subject:** RE: 1st Extension of Time for TR30837

Hi Catherine,

I have reviewed the proposed revisions (15 conditions in total) and agree with the revisions. Should you have any other questions or require any further clarification please contact me at your earliest opportunity. My office phone number is (951)778-2999. Thank you for your continued cooperation.

John Abel

---

**From:** Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]  
**Sent:** Wednesday, July 07, 2010 1:10 PM  
**To:** 'TTerich@hfinc.com'  
**Cc:** John Abel; Juarez, Raymond  
**Subject:** RE: 1st Extension of Time for TR30837

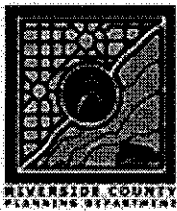
Tony:

Thank you for sending the copy of the Grant Deed.

Mr. Abel:

If all fifteen (15) conditions of approval I have listed in my previous email below are acceptable, a response to this email stating so will suffice.

Thank you,



Catherine Dimagiba  
Planning Technician  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Phone: (951) 955-1681  
Fax: (951) 955-3157

---

**From:** TTerich@hfinc.com [mailto:TTerich@hfinc.com]  
**Sent:** Wednesday, July 07, 2010 11:32 AM  
**To:** Dimagiba, Catherine  
**Cc:** jabel@missionpacific.com; Juarez, Raymond  
**Subject:** Re: 1st Extension of Time for TR30837

Catherine,

Please be advised that Mr. Abel had already sent via email the new deed and evidence of his authorization to act on behalf of the LLC. I am attaching another copy herewith.

He also sent a blanket statement that he agreed to the proposed new conditions of approval.

If you still need the specific language you referenced, please respond accordingly "to all" and Mr. Abel will send that to you.

Thank you.

Tony

Anthony Terich, P.E.  
President/Temecula Division  
Hall & Foreman Inc.  
Three Better World Circle, Suite 100  
Temecula, CA 92590-3745  
Direct: (951) 294-9338  
[www.HFInc.com](http://www.HFInc.com)

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From: "Dimagiba, Catherine" <CDIMAGIB@rctlma.org>  
To: "TTerich@hfinc.com" <TTerich@hfinc.com>  
Cc: "Juarez, Raymond" <R.JUAREZ@rctlma.org>, "jabel@missionpacific.com" <jabel@missionpacific.com>  
Date: 07/07/2010 09:09 AM  
Subject: 1st Extension of Time for TR30837

---

Anthony:

My supervisor, Ray Juarez, forwarded your inquiry to me as I will now be processing Extension of Time requests.

At this time and as requested by former staff (see highlighted email from K. Simmons dated 6/15/10), we are still awaiting the following in order to proceed:

- 1) Deed or some other appropriate documents stating that Mr. John Abel is the new owner, and
- 2) Written letter/memo/email that clearly references acceptance of each of the fifteen (15) new conditions by name and number, as listed below.

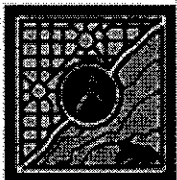
*(Riverside County LMS Conditions of Approval pages 1-5, dated 5/3/10 is attached for your reference of these conditions).*

10.FLOOD RI.13  
10.FLOOD RI.14  
10.FLOOD RI.15  
50.FLOOD RI.15  
50.TRANS.34  
50.TRANS.35  
60.FLOOD RI.12  
60.FLOOD RI.13  
80.FLOOD RI.2  
90.FLOOD RI.2  
90.FLOOD RI.3  
90.FLOOD RI.4  
90.TRANS.8  
90.TRANS.9  
90.TRANS.10

The above mentioned documentation will be included in the staff report which I would like to complete no later than 7/12/10 in order to place this request on the 8/18/10 Planning Commission Agenda as a Consent Calendar Item.

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

Thank you,



Catherine Dimagiba  
Planning Technician  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Phone: (951) 955-1681  
Fax: (951) 955-3157

**From:** Juarez, Raymond  
**Sent:** Wednesday, June 16, 2010 2:56 PM  
**To:** 'TTerich@hfinc.com'  
**Cc:** Griffin, Chantell; jabel@missionpacific.com; Simmons, Kristina; Dimagiba, Catherine  
**Subject:** RE: FW: 1st Extension of Time for TR30837

Greetings:

If the first extension of time is approved, the expiration date will become 10/19/08. The benefits of SB1185 and AB333 will then automatically apply extending the expiration date an additional three years to 10/19/2011. This tentative map will still be eligible to submit an additional four one year extensions which, if approved, will extend the life of the map to 10/19/2015.

Let me know if you have any additional questions.

Regards,

**Raymond Juarez**  
Urban Regional Planner IV

Riverside County Planning Department  
County Administrative Center  
4080 Lemon Street, 9th Floor  
P.O. BOX 1409  
Riverside, CA 92502  
Phone (951) 955-9541  
Fax (951) 955-3157

The County Administrative Center is open for business Monday thru Thursday only.

**From:** TTerich@hfinc.com [<mailto:TTerich@hfinc.com>]  
**Sent:** Tuesday, June 15, 2010 1:00 PM  
**To:** Simmons, Kristina  
**Cc:** Griffin, Chantell; [jabel@missionpacific.com](mailto:jabel@missionpacific.com); Juarez, Raymond  
**Subject:** RE: FW: 1st Extension of Time for TR30837

Thank you, Kristina. Good luck wherever you are going.

John Able,  
You will need to submit a letter as you suspected.

Raymond,  
Could you please have someone answer my question below concerning the dates the automatic extension will run out on this project once this extension is approved.  
Thank you.  
Tony

Anthony Terich, P.E.  
President/Temecula Division  
Hall & Foreman Inc.  
Three Better World Circle, Suite 100  
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Please consider the environment before printing this email.

From: "Simmons, Kristina" <[KRSIMMON@rctlma.org](mailto:KRSIMMON@rctlma.org)>

To: "TTerich@hfinc.com" <TTerich@hfinc.com>, "jabel@missionpacific.com" <jabel@missionpacific.com>  
Cc: "Griffin, Chantell" <CGRIFFIN@rctlma.org>, "Juarez, Raymond" <RJUAREZ@rctlma.org>  
Date: 06/15/2010 12:56 PM  
Subject: RE: FW: 1st Extension of Time for TR30837

Please be advised that we will need a copy of the deed or some other appropriate document stating that Mr. Abel is indeed the new owner.

Also, we'll need in your written acceptance of the new conditions of approval each condition listed out (10.Planning.20, etc.) so that we can include that documentation in the staff report.

Tomorrow, June 16<sup>th</sup> will be my last day with the Planning Department. So, if you have any questions or concerns from this point, please contact my supervisor, Ray Juarez. Thank you.

---

**From:** TTerich@hfinc.com [mailto:TTerich@hfinc.com]  
**Sent:** Tuesday, June 15, 2010 12:26 PM  
**To:** Simmons, Kristina; jabel@missionpacific.com  
**Cc:** Griffin, Chantell; Juarez, Raymond  
**Subject:** RE: FW: 1st Extension of Time for TR30837

Kristina,

The dust has finally settled on this case and the new owner (John Abel, Mission Pacific Land Company, 3649 Mission Inn Avenue, Second Floor, Riverside, CA. 92501, 951-778-2999 - please update your files) has expressed his desire for me to inform you that he agrees with the proposed new conditions as presented below from your email dated 05/03/10.

Consider this email as your authorization to proceed with this case moving forward on the Extension of Time.

To make sure the owner and I know when we need to concern ourselves with the next extension that needs to be submitted after the automatic extensions have expired, please let me and John Abel (his email address is above) know when the next extension (I believe it will be the second of the five available) should be submitted.

If you need anything else, please respond to this email.  
Thank you.

Tony

Anthony Terich, P.E.  
President/Temecula Division  
Hall & Foreman Inc.  
Three Better World Circle, Suite 100  
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Please consider the environment before printing this email.

From: "Simmons, Kristina" <KRSIMMON@rctlma.org>  
To: "TTerich@hfinc.com" <TTerich@hfinc.com>  
Cc: "Griffin, Chantell" <CGRIFFIN@rctlma.org>, "Juarez, Raymond" <RJUAREZ@rctlma.org>  
Date: 05/03/2010 03:52 PM  
Subject: RE: FW: 1st Extension of Time for TR30837

---

Thank you very much. I look forward to hearing from you.

**From:** TTerich@hfinc.com [<mailto:TTerich@hfinc.com>]  
**Sent:** Monday, May 03, 2010 3:42 PM  
**To:** Simmons, Kristina  
**Cc:** Griffin, Chantell; Juarez, Raymond  
**Subject:** Re: FW: 1st Extension of Time for TR30837

Thank you, Kristina.

I will pass this information on to all parties of interest. I will be in the office through Thursday this week, but will be on vacation from Friday, the 7th, through Sunday, the 16th or possibly Monday the 17th. If I cannot obtain resolution by the end of Thursday, I will give you a status update and we may or may not ask for an postponement. I will let you know.  
Tony

Anthony Terich, P.E.  
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delete it. It is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by HFI for any loss or damage arising in any way from its use.

Please consider the environment before printing this email.

From: "Simmons, Kristina" <KRSIMMON@rctlma.org>  
To: "TTerich@hfinc.com" <TTerich@hfinc.com>  
Cc: "Juarez, Raymond" <RJUAREZ@rctlma.org>, "Griffin, Chantell" <CGRIFFIN@rctlma.org>  
Date: 05/03/2010 03:28 PM  
Subject: FW: 1st Extension of Time for TR30837

---

Thank you very much for your prompt response. Here is the original email I sent to Donald Lohr's email address.

**From:** Simmons, Kristina  
**Sent:** Monday, May 03, 2010 9:49 AM  
**To:** 'dlohr@hfinc.com'  
**Cc:** Griffin, Chantell; Juarez, Raymond  
**Subject:** 1st Extension of Time for TR30837

Attn Mr. Donald Lohr:

In processing the Extension of Time request, the Planning Department transmitted to the other Land Development Committee (LDC) members to solicit their comments, recommendations, and if applicable, their proposed conditions of approval. The County Transportation Department has determined it is necessary to recommend the addition of 5 new conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public. The County Flood Department has determined it is necessary to recommend the addition of 10 new conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public.

Please note that the conditions recommended by the County Flood Department are to bring Tentative Tract Map No. 30837 into compliance with WQMP standards. This requirement could impact the number of lots on the project and/or configuration. Per Ordinance 460, the loss of lots or modification of lot configurations will require the submittal of a minor change provided the general design of the map is unchanged. Therefore, depending on the severity of the WQMP impacts, the applicant may be required to file a minor change. Be advised that the approval of a Minor Change will not extend the life of the map.

Please review the proposed conditions of approval (see attachment). If the addition of these conditions is acceptable, please submit a short written letter/memo/email that clearly references this case and these particular conditions. Please be sure to reference each condition by name and number. Also, indicate that the Extension of Time Applicant accepts these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, I would suggest you contact the Transportation Department representative, Kevin Tsang at (951) 955-6800, the Flood Department at (951) 955-1200, to discuss this matter further.

I am in the process of preparing a staff report package for the so the can act on the EOT request. In order to be able to

recommend approval of the Extension of Time, it is necessary to include these conditions, as part of the recommendation, together with a written confirmation of acceptance of the additional conditions from the EOT applicant.

If the EOT applicant is unable to resolve these conditions with the Planning Department and the Transportation Department and/or unwilling to accept these conditions, the Planning Department will be required to recommend denial of the requested Extension of Time request, and at that time, the EOT applicant will have the opportunity to inform the Planning Commission about his or her justification as to why the EOT should be approved without these recommended conditions of approval.

With this being said, please give me direction as to how you wish to proceed. I would like to complete the staff report no later than May 17, 2010. I need to know whether the recommended conditions are acceptable; and if not, I need to know whether you wish a continuance in order to discuss these conditions with the Transportation and/or Flood Department staff, or whether you simply want to move forward to the to make your arguments against the application of these conditions.

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

Thank you,

**Kristina M. Simmons**  
**Planning Technician**

Riverside County Planning Department  
County Administrative Center  
4080 Lemon St., 9th floor  
P.O. Box 1409  
Riverside, CA 92502  
Ph: (951) 955-0879  
Fax: (951) 955-3157

[attachment "eot\_1\_coa\_tr30837.pdf" deleted by Tony Terich/hfinc] [attachment "COA 1st EOT.pdf" deleted by Tony Terich/hfinc]



TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 13

MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

10.FLOOD RI. 14

MAP SUBMIT PRELIM WQMP

RECOMMND

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

10.FLOOD RI. 14                    MAP SUBMIT PRELIM WQMP (cont.)                    RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

10.FLOOD RI. 15                    MAP WQMP                    RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 16                    MAP - LC LANDSCAPE REQUIREMENT                    RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month

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Parcel: 467-260-044

10. GENERAL CONDITIONS

10.PLANNING. 16                    MAP - LC LANDSCAPE REQUIREMENT (cont.)                    RECOMMND

inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.  
EOT1.

10.PLANNING. 18                    GEN - INADVERTANT ARCHAEO EOT1                    RECOMMND

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 ethnic/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

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

10.PLANNING. 18            GEN - INADVERTANT ARCHAEO EOT1 (cont.)            RECOMMND

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.

10.PLANNING. 19            GEN - IF HUMAN REMAINS EOT1            RECOMMND

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

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 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.

TRANS DEPARTMENT

10.TRANS. 12            MAP - COUNTY WEB SITE (EOT1)            RECOMMND

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

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Parcel: 467-260-044

10. GENERAL CONDITIONS

10.TRANS. 12                      MAP - COUNTY WEB SITE (EOT1) (cont.)                      RECOMMND

call the Plan Check Section at (951) 955-6527.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 15                      MAP SUBMIT PLANS                      RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 33                      MAP - LC LNDSCP COMMON AREA MA                      RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33                    MAP - LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.  
EOT1.

TRANS DEPARTMENT

50.TRANS. 34                    MAP - TRAFFIC SIGNALS                    RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, in accordance with Ordinance 461. Traffic signals shall be installed at the intersection(s) of Washington Street/North Project Entrance and Washington Street/Yates Road. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

50.TRANS. 35                    MAP - GRAFFITI ABATEMENT                    RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 36                    MAP - UTILITY PLAN (EOT1)                    RECOMMND

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

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 12                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

60.FLOOD RI. 13                    MAP SUBMIT PLANS                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 22                    GEN - CULT RESOURCES PROF EOT1                    RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians on November 23, 2010, it has been determined that archaeological monitoring is appropriate during all mass or rough grading and trenching.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22                    GEN - CULT RESOURCES PROF EOT1 (cont.)                    RECOMMND

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

NOTE:

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

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

60.PLANNING. 24                    GEN - TRIBAL MONITORING                    RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians on November 23, 2010, it has been determined necessary to require tribal monitoring of the mass or rough grading and trenching.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a treatment agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The treatment agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist for the purpose of tribal consultation.

The developer/permit holder shall submit a fully executed



TRACT MAP Tract #: TR30837

Parcel: 467-260-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN - TRIBAL MONITORING (cont.)

RECOMMND

copy of the treatment agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is present to represent the interests of the Tribe only.

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT FINAL WQMP

RECOMMND

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

TRACT MAP Tract #: TR30837

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 27

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:  
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.  
EOT1.

80.PLANNING. 28

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28                    MAP - LC LANDSCAPE SECURITIES (cont.)                    RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.  
EOT1.

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                    MAP IMPLEMENT WQMP                    RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 3                    USE BMP MAINTENANCE & INSPECT                    RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 4                    XXU BMP - MAINT & INSPECT                    RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                   XXU BMP - MAINT & INSPECT (cont.)                   RECOMMND  
occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 14                   MAP - LC LNDSCP INSPECT DEPOST                   RECOMMND  
Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.  
EOT1.

90.PLANNING. 15                   MAP - LC LNDSCP INSPCT REQMENTS                   RECOMMND  
The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.  
EOT1.

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Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16                    MAP - LC COMPLY W/LNDSCP/IRRIG                    RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT1.

90.PLANNING. 17                    GEN - CULT RESOURCES RPT EOT1                    RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 8                        MAP - LANDSCAPING                        RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                      MAP - TRAFFIC SIGNAL                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 10                     MAP - GRAFFITI ABATEMENT                     RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 11                     MAP - 80% COMPLETION (EOT1)                     RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 12

MAP - UTILITY INSTALL (EOT1)

RECOMMND

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

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



**COMPREHENSIVE PROJECT REVIEW**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: September 26, 2007

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe

TENTATIVE TRACT MAP NO. 30837 - Applicant: Donald O. Lohr – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washington Street, southerly of Sally Street, and northerly of Yated Road– 98.13 Acres - Zoning: Redisidential one-family dwelling (7,200 sq. ft.) – subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park - REQUEST: EXTENSION OF TIME TO OCTOBER 19, 2008 - FIRST EXTENSION.

Please review your records for the above-described Extension of Time request. This project has been placed upon the **CPR Comment Agenda on November 1, 2007**. All CPR Departments and Districts are requested to review their historical records for this project and determine whether or not the granting of the requested Extension of Time would adversely affect the general health, safety, and welfare of the public; or determine whether the approved conditions need to be modified, by adding to, deleting, or modifying any of the existing condition of approval in order to find that the project would not adversely affect the general health, safety, and welfare of the public.

Should any Departments or Districts find that the requested Extension of Time can only be found to not adversely affect the general health, safety, and welfare of the public subject to the addition to, deletion from, or modification of the approved conditions of approval, said Department or District is obligated to inform the Planning Department of its intent to modify the existing condition, and the details thereof.

If the Department or District finds that the adverse effect(s) cannot be resolved simply through the application of additional conditions, or modification and/or deletion of existing conditions; but believes that submittal and processing of either a Minor Change or Revised Map is necessary, the Department or District is obligated to inform the Planning Department of that fact, and provide details as to what modification are to be required as part of the Minor Change or Revised Map.

Should you have any questions regarding this item, please do not hesitate to contact **David Mares**, Project Planner, at **955-9541** or email at [DMares@rcplma.org](mailto:DMares@rcplma.org) / **MAILSTOP# 1070**.

This tract map (TR30837) is located in the County's landslide potential zone and subsidence potential zone per the current General Plan (GP-2003). In accordance with GP-2003 Policy S 3.1 and S 3.8, a geologic/geotechnical investigation (GEO) is required prior to public hearing for projects proposed within these potential geologic hazard zones.

The original tract map application was submitted and LDC conducted prior to adoption of GP-2003. Also, the County's former General Plan did not include subsidence potential zones and the liquefaction potential zone did not extend to the area of this tract at that time. In addition, it appears the County Geologist may have never been routed on this case. However, a GEO report was reviewed and approved prior to public hearing on this case.

Again, per the GP-2003 policy, a GEO was required prior to public hearing and was reviewed and approved. This report, per industry standards, addressed subsidence and landslide potential. Perhaps this provides adequate consideration of public health and safety and the Planning Commission may find it acceptable to find for this specific EOT request.

**CERTIFICATE OF MEMBERS OF  
STRATFORD RANCH PARTNERS, LLC**

1. The undersigned hereby authorizes John Abel to cause the Company:
  - (a) To undertake any of the following: (i) to amend, modify, process, exercise rights and remedies, deliver notices, execute documents, retain attorneys, consultants and other advisors in connection with the entitlement and development of that certain property which is more particularly described on Exhibit "A" which is attached hereto.
2. This Certificate shall be retroactive and act as a ratification of the execution of all said documents, if any, which have been executed before the date of adoption of this Certificate.
3. Facsimile or electronic signatures shall be effective in lieu of original signatures, and any facsimile or electronic signature shall be effective to bind the party on whose behalf such facsimile or electronic signature has been entered as if the same were an original.

IN WITNESS WHEREOF, the undersigned have executed this Certificate as of this day of June, 2010.

STRATFORD RANCH PARTNERS, LLC,  
a Delaware limited liability company

Dated: June 15, 2010

By: ESA Stratford Partners, L.P.  
a California limited liability company  
Its: Managing Member

By: Entrepreneurial-Sheffield Associates, LLC  
a Delaware limited liability company  
Its: General Partner

By: Entrepreneurial Properties  
Corporation, a Nevada corporation  
Its: Member

By: Randall C. Luce  
Randall C. Luce  
President

FATCOLA/RESALE

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Stratford Ranch Partners, LLC  
c/o Entrepreneurial Corporate Group  
4100 Newport Place, Suite 400  
Newport Beach, CA 92660  
Attention: Randall C. Luce  
3409291-60

DOC # 2010-0050968  
02/03/2010 08:00A Fee:52.00  
Page 1 of 10 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



APN: 470-020-005-4  
DTT @ nashaw  
TRA - 094-172

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GRANT DEED

52



The undersigned grantor declares:  
Documentary Transfer Tax not shown pursuant  
to Section 11932 of the Revenue and  
Taxation Code, as amended

County of Riverside

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GARRETT HOLDINGS, LLC, a California limited liability company ("Grantor"), hereby GRANTS to STRATFORD RANCH PARTNERS, LLC, a Delaware limited liability company ("Grantee"), that certain real property which is more particularly described on Exhibit "A" (the "Property") which is attached hereto.

SUBJECT TO:

1. Nondelinquent taxes and assessments;
2. All other covenants, conditions, and restrictions, reservations, rights, rights of way, easements, encumbrances, liens, and other title matters of record.

BUT RESERVING UNTO GRANTOR, a nonexclusive easement appurtenant to that certain real property adjacent to the Property and more particularly described and/or depicted on Exhibit "B" attached hereto (the "Benefitted Property") and over and across that portion of the Property more particularly depicted on Exhibit "C" attached hereto (the "Access Easement Area"), for the purpose of ingress and egress and access purposes between the Benefitted Property and the Property (the "Access Easement"); provided, however, under no circumstances shall Grantor have any right to construct any improvements within the Access Easement Area (other than a dirt road, if and to the extent one does not already exist). Grantor is currently the owner of the Benefitted Property.

Notwithstanding the foregoing, if improvements sufficient to provide necessary access to the Benefitted Property have not been constructed by the third anniversary of the date this Grant Deed is recorded, Grantor may, at its sole cost and expense, obtain any necessary governmental permits and improve (limited to grading and paving), the Access Easement Area to provide temporary access to the Benefitted Property; provided, however, under no circumstances shall

any governmental permits obtained by or on behalf of Grantor in connection with such improvements (i) affect any current or future entitlements applicable to the Property, or (ii) cause Grantee or the Property to (a) incur any costs or other expenses, or (b) be subject to any other burden or condition as a result thereof. Grantee may require any such temporary improvements to be subsequently removed as provided herein in connection with relocation of the Access Easement Area.

The Access Easement shall be binding on Grantor and Grantee and their respective legal representatives, successors and assigns, and on all parties having or acquiring any right, title, interest or estate in the Property or the Benefitted Property or any portions thereof.

Grantor shall indemnify, defend and hold Grantee and its tenants, subtenants, licensees, employees, agents, contractors, invitees, legal representatives and their successors and assigns harmless from and against any and all claims, liabilities, losses, costs, damages, penalties and expenses (including, without limitation, reasonable attorneys' fees) arising out of or resulting from or in any way connected with Grantor's or its tenants', subtenants', licensees', employees', agents', contractors', invitees', legal representatives' and their successors' and assigns' (collectively, the "Grantor Parties") use of the Access Easement Area, including, without limitation, injury or death of persons or damage to or loss of property arising out of the exercise by Grantor and/or the Grantor Parties of any of the rights granted herein.

If either Grantor or Grantee, their respective legal representatives, successors or assigns, shall sell or transfer or otherwise terminate its interest as owner of any portion of the Property or the Benefitted Property, as applicable, then from and after the effective date of such sale, transfer or termination of interest, and notwithstanding anything to the contrary contained herein, that party shall be released and discharged from any and all obligations, responsibilities and liabilities hereunder with respect to the Access Easement as to the parts sold or transferred, except those obligations, responsibilities and liabilities, if any, which have already been accrued as of such date, and any such transferee by the acceptance of the transfer of such interest, shall thereupon become subject to the terms, conditions and covenants contained herein to the same extent as if such transferee were originally a party hereto.

Notwithstanding the foregoing reservation of the Access Easement, (a) Grantee hereby reserves the right, in its sole and absolute discretion and upon prior written notice to Grantor, to relocate the Access Easement Area to another location upon the Property so long as such other location is reasonably equivalent to the initial Access Easement Area, and (b) Grantor acknowledges that the Access Easement shall automatically terminate on the date any public street improvements required in connection with any final map recorded against the Property are dedicated and constructed. Grantor acknowledges that if the Access Easement Area is relocated as described above, Grantee shall not be liable or responsible for (i) any costs or expenses related to the removal of any improvements located within the Access Easement Area or (ii) the construction of any new improvements within the new Access Easement Area.

In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants or agreements on the part of the other party arising out of the Access Easement or any other dispute between the parties concerning the Access Easement or any portion of the Access Easement Area, then in that event, the prevailing party in such action or dispute, whether by final judgment or out of court settlement, shall be entitled to have and recover of and from the other party all costs and expenses relating to such


action or suit, including actual attorneys' fees. Any judgment or order entered in any final judgment shall contain a specific provision providing for the recovery of all costs and expenses of suit, including actual attorneys' fees (collectively "Costs") incurred in enforcing, perfecting and executing such judgment. For the purposes of this paragraph, Costs shall include, without limitation, attorneys' and experts' fees, costs and expenses incurred in the following: (i) post judgment motions; (ii) contempt proceeding; (iii) garnishment, levy, and debtor and third party examination; (iv) discovery; and (v) bankruptcy litigation.

GRANTOR:

GARRETT HOLDINGS, LLC,  
a California limited liability company

Dated: February 1, 2010

By:

  
Name: PAUL GARRETT  
Title: MANAGING MEMBER

GRANTEE:

STRATFORD RANCH PARTNERS, LLC,  
a Delaware limited liability company

Dated: February    , 2010

By: ESA Stratford Partners, L.P.,  
a California limited partnership  
Its: Managing Member

By: Entrepreneurial-Sheffield Associates, LLC,  
a Delaware limited liability company  
Its: General Partner

By: Entrepreneurial Properties  
Corporation, a Nevada corporation  
Its: Member

By: \_\_\_\_\_  
Randall C. Luce  
President

action or suit, including actual attorneys' fees. Any judgment or order entered in any final judgment shall contain a specific provision providing for the recovery of all costs and expenses of suit, including actual attorneys' fees (collectively "Costs") incurred in enforcing, perfecting and executing such judgment. For the purposes of this paragraph, Costs shall include, without limitation, attorneys' and experts' fees, costs and expenses incurred in the following: (i) post judgment motions; (ii) contempt proceeding; (iii) garnishment, levy, and debtor and third party examination; (iv) discovery; and (v) bankruptcy litigation.

GRANTOR:

GARRETT HOLDINGS, LLC,  
a California limited liability company

Dated: February \_\_\_, 2010

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

GRANTEE:

STRATFORD RANCH PARTNERS, LLC,  
a Delaware limited liability company

Dated: February 1, 2010

By: ESA Stratford Partners, L.P.,  
a California limited partnership  
Its: Managing Member

By: Entrepreneurial-Sheffield Associates, LLC,  
a Delaware limited liability company  
Its: General Partner

By: Entrepreneurial Properties  
Corporation, a Nevada corporation  
Its: Member

By: Randall C. Luce  
Randall C. Luce  
President

ACKNOWLEDGMENT

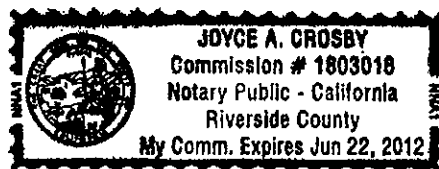
State of California )  
County of RIVERSIDE )

On FEBRUARY 1, 2010, before me, JOYCE A. CROSBY  
(insert name of notary)

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

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

WITNESS my hand and official seal.



Signature Joyce A. Crosby, Notary Public

(Seal)

ACKNOWLEDGMENT

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_  
(insert name of notary)

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



ACKNOWLEDGMENT

State of California )  
County of Orange )

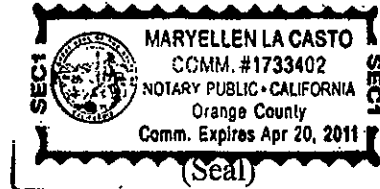
On February 1, 2010, before me, Maryellen LaCasto Notary Public  
(insert name of notary)

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

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

WITNESS my hand and official seal.

Signature Maryellen LaCasto



ACKNOWLEDGMENT

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_  
(insert name of notary)

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL C AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 3111 AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-454172 AND RE-RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 90-210488, BOTH OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITES STATES GOVERNMENT SURVEY THEREOF;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 33; TOWNSHIP 6 SOUTH, RANGE 2 WEST; THENCE EAST 30.00 FEET; THENCE SOUTH  $00^{\circ} 25' 30''$  EAST A DISTANCE OF 1319.70 FEET; THENCE WEST A DISTANCE OF 33.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE NORTH  $00^{\circ} 16' 18''$  WEST A DISTANCE OF 1319.65 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1929 IN BOOK 722 PAGE 424 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET WIDE ON THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE NORTH  $00^{\circ} 26' 30''$  WEST A DISTANCE OF 2078.35

FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 172 FEET TO A POINT WHICH IS 30.00 FEET WESTERLY FROM WHERE THE EASTERLY LINE OF SAID 30.00 FOOT WIDE STRIP INTERSECTS THE WEST LINE OF SECTION 34;

EXCEPTING FROM THE ABOVE DESCRIPTION THE LAND IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM ALL MINES AND MINERALS, WITH POWER TO TAKE ALL USUAL, NECESSARY OR CONVENIENT MEANS FOR MINING, WORKING, GETTING, LAYING UP, MILLING, MAKING MERCHANTABLE AND TAKING AWAY SAID MINERALS (INCLUDING ROCK-LIKE AND SIMILAR PRODUCTS) AND ALSO FOR THE ABOVE OR ANY OTHER PURPOSE WHATSOEVER TO MAKE AND REPAIR TUNNELS, EXCAVATIONS SHAFTS AND TO LAY AND REPAIR PIPES FOR CONVEYANCE OF WATER TO AND FROM ANY AND ALL MINING OR OTHER BUILDINGS ON ALL THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34;

THENCE SOUTH A DISTANCE OF 990 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 880.00 FEET; THENCE NORTH A DISTANCE OF 990.00 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING; AS EXECUTED AND RESERVED IN THE DEED FROM JAMES A. HALL, AS ADMINISTRATOR OF THE ESTATE OF MARTIN MEIER, DECEASED, TO PIERRE POURROY, JR., AND WIFE, DATED OCTOBER 18, 1938, AND FILED FOR RECORD OCTOBER 24, 1938, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN DEED RECORDED SEPTEMBER 22, 1975 AS INSTRUMENT NO. 115686 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN DEED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF WASHINGTON STREET AS SHOWN BY RIVERSIDE COUNTY ROAD AND SURVEY DEPARTMENT MAP NO. 23-A-4;

APN: 476-020-005-4

EXHIBIT B

LEGAL DESCRIPTION OF BENEFITTED PROPERTY

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1649.18 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED LARS SOYLAND AND THILDA SOYLAND, HUSBAND AND WIFE, BY DEED RECORDED APRIL 6, 1965 AS INSTRUMENT NO. 39360 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE 89° 30' 02" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO LARS SOYLAND, ET AL., 1427.29 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 1390.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF REAL PROPERTY RESERVED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AS REFERENCED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

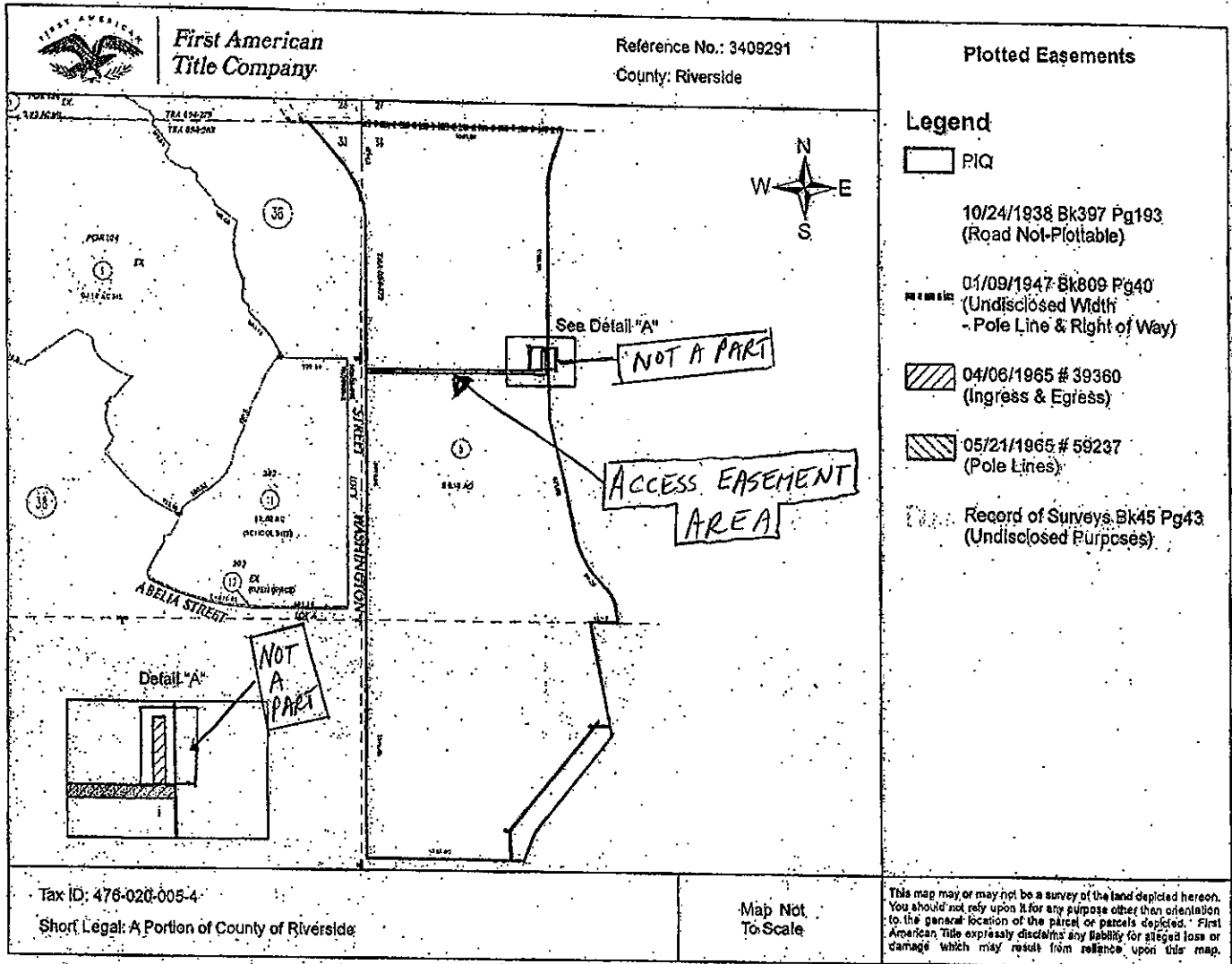
ALSO EXCEPTING THEREFROM ALL MINES AND MATERIALS WITH POWER TO TAKE ALL USUAL, NECESSARY OF CONVENIENT MEANS FOR MINING, WORKING, GETTING, LAYING UP, MILLING, MAKING MERCHANTABLE AND TAKING AWAY SAID MATERIALS (INCLUDING ROCK, LIME AND SIMILAR PRODUCTS) AND ALSO FOR THE ABOVE OR ANY OTHER PURPOSES WHATSOEVER TO MAKE AND REPAIR TUNNELS, EXCAVATIONS AND SHAFTS AND TO LAY AND REPAIR PIPE FOR CONVEYANCE OF WATER TO AND FROM ANY AND ALL MINING OF OTHER BUILDINGS ON ALL THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 990 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST 880 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 990 FEET; THENCE EAST 880 FEET ON THE NORTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING, AS RESERVED IN DEED FROM JAMES A. HALL, AS ADMINISTRATOR OF THE ESTATE OF MARTIN MEIER, DECEASED, RECORDED OCTOBER 24, 1938 IN BOOK 397 PAGE 193 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 472-200-002-9

EXHIBIT C

DEPICTION OF ACCESS EASEMENT AREA



July 13, 2007

Riverside County  
Planning Department  
4080 Lemon Street, 2<sup>nd</sup> Floor  
Riverside, CA 92502

Subject: Tentative Tract Map 30837 JN TT.050284.0000

To Whom It May Concern:

Attached is our Request for First Extension of Time for the subject tract signed by the owner and check No.1322 in the amount of \$388.64 covering the required fees.

This map is scheduled to expire October 19, 2007 and we are requesting a one-year time extension.

If you have any questions regarding this request or require additional information, please contact me.

Very truly yours,

**Hall & Foreman, Inc.**



Donald O. Lohr

Proj: 050284RivCntyTTM30837

COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

JUL 24 2007

Planning Department  
Ron Goldman · Planning Director

RIVERSIDE

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TENTATIVE TRACT NO. 30837 DATE SUBMITTED: 07/24/07

Assessor's Parcel Number(s): 467-260-044

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

Phased Final Map YES (3) Attach evidence of public improvement or financing expenditure s.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: October 19, 2004

Applicant's Name: Hall & Foreman, Inc/Donald O. Lohr E-Mail: dlohr@hfinc.com

Mailing Address: Three BetterWorld Circle, Suite 200  
Temecula Street CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 294-9300 Fax No: ( 951 ) 294-9301

Property Owner's Name: Garrett Holdings, LLC E-Mail:

Mailing Address: One BetterWorld Circle, Suite 300  
Temecula Street CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 506-6556 Fax No: ( 951 ) 506-4821

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR EXTENSION OF TIME**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

DONALD O. LOHR  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

GARRETT HOLDINGS LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.