

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

919B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 19, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE: 8/23/10  
Tina Grande

Departmental Concurrence

**SUBJECT: TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, (FTA 1995-27) –**  
Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering, Inc. -  
Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Planning  
Area 7: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) and Planning  
Area 8: Passive Park as reflected in the Land Use plan for Specific Plan No. 184 – Location:  
Northerly of Promontory Parkway and westerly of Pourroy Road – 84.7 Gross Acres - Zoning:  
Specific Plan No. 184, (Rancho Bella Vista), Planning Area Nos. 7 and 8 (SP00184A02),  
Planning Areas 7 and 8) - **REQUEST:** The minor change proposes to A) expand the detention  
basin (Lot 252) from 0.44-acres to 1.2-acres gross; B) Reconfigure Lot 254 from an existing  
bioswale into a 2-acre detention basin resulting in the loss of two (2) lots; C) Change Lots 69-85  
from 5,000 square-foot lots to 4,500 square-foot lots; D) Change Lots 110-124 from 4,500  
square-foot lots to 5,000 square-foot lots; E) Adjust Lots 115 and 116 to face Turning Leaf Court  
instead of Rose Arbor Court; F) Deletion of cul-de-sac along Spring Canyon Drive; G) Change  
the realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive; and H)  
Adjust lot line for Lots 147-155, 187-190 and 239-249 to accommodate street realignments.  
APNs: 958-200-008 to 011, 958-200-064 to 066, 964-140-001 to 004, 964-140-013 to 015. -  
Related Cases: TR31871

**RECOMMENDED MOTION:**

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1**, subject to the  
attached conditions of approval, and based upon the findings and conclusions incorporated in  
the staff report.

*Carolyn Syme Luna*  
\_\_\_\_\_  
Carolyn Syme Luna  
Planning Director

Initials: CSL:vc *CSL*

Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Wendell Bugtai  
Board of Supervisors: September 14, 2010

Fast Track Authorization No. 95-27  
Tract Map No. 31871 Minor Change No. 1  
E.A./EIR Number: Nothing Further Required  
Applicant: Lennar Homes of California  
Engineer/Representative: Rick Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Tract Map No. 31871 Minor Change No. 1** is a proposal within Specific Plan 184A2, Substantial Conformance No. 2 (Rancho Bella Vista) to make minor modifications to the existing Tentative Tract Map 31871. Tentative Tract Map 31871 was approved by the Board of Supervisors on November 21, 2006. During the time of the rough grading plan review, the Riverside County Flood Control District informed the applicant of newly adopted requirements by the San Diego Regional Water Quality Control Board. These new requirements required additional basins and expansion of existing basins to meet the newly adopted standards. The proposal is a direct result of that request.

These modifications include the following changes:

1. Expand Detention Basin Lot 252 from 0.44-acres to 1.2-acres gross
2. Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots
3. Lots 69-85 have been changed from 5,000 square-foot lots to 4,500 square-foot lots
4. Lots 110-124 have been changed from 4,500 square-foot lots to 5,000 square-foot lots
5. Lots 115 and 116 have been adjusted to face Turning Leaf Court instead of Rose Arbor Court
6. Deletion of cul-de-sac along Spring Canyon Drive
7. Realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive
8. Lots 147-155, 187-190 and 239-249 lots lines have been adjusted to accommodate street realignments

The project is located within northerly of Promontory Parkway and westerly of Pourroy Road within the Rancho California Zoning Area.

### SUMMARY OF FINDINGS:

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant  |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north and west, single family residences to the east and south, and an existing school to the south   |
| 3. Existing Zoning (Ex. #2):      | Specific Plan No. 184A2, Planning Areas No. 7 and 8 (Rancho Bella Vista Specific Plan)  |
| 4. Surrounding Zoning (Ex. #2):   | Light Agriculture-10 Acre Minimum (A-1-10) to the north, Specific Plan No. 265 (Borel Airpark Specific Plan) to the west, and Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan) to the east and south |
| 5. General Plan:                  | Land Use: Community Development: Medium High Density Residential (CD: MHDR), Open Space:  |

Conservation (OS:C)

6. Project Data:

Total Acreage: 84.7 Gross Acres  
Total Proposed Lots: 249 Residential Lots  
Proposed Min. Lot Size: 4,500 square feet  
Schedule: A

7. Environmental Concerns:

Nothing Further Required

**RECOMMENDATIONS:**

**APPROVAL** of **TENTATIVE TRACT MAP No. 31871 MINOR CHANGE No. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance the Land Use: Community Development: Medium High Density Residential (CD: MHDR) and Open Space: Conservation (OS:C) Land Use Designations, and with all other elements of the Riverside County General Plan, as adopted through the Specific Plan.
2. The project meets the maximum allowable density within the Highway 79 Policy Area of 6.5 dwelling units per acre (360 dwelling units as it applies to the project), with a density of 4.52 Dus/Ac, below the maximum allowable density of 5.92 DUs/Ac.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium High Density Residential (CD: MHDR) and Open Space: Conservation (OS:C) on the Southwest Area Plan, as adopted through the Specific Plan.
2. The proposed use, single family residential parcels that consist of 85 lots with a minimum size of 4,500 square feet, 101 lots with a minimum lot size of 5,000 square feet, and 63 lots with a minimum lot size of 6,000 square feet, is a permitted use in the Community Development: Medium High Density Residential (CD: MHDR) designation.

3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the north, Open Space: Conservation (OS:C) to the west, and Community Development: Medium High Density Residential (CD: MHDR) to the east and south.
4. The zoning for the subject site is Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan).
5. The proposed use, single family residential parcels that consist of 85 lots with a minimum size of 4,500 square feet, 101 lots with a minimum lot size of 5,000 square feet, and 63 lots with a minimum lot size of 6,000 square feet, is consistent with the development standards set forth in the Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan) zone.
6. The project site is surrounded by properties which are zoned Light Agriculture-10 Acre Minimum to the north, Specific Plan No. 265 (Borel Airpark Specific Plan) to the west, and Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan) to the south and east.
7. Similar uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. No conservation is required.
9. The potential environmental effects of the proposed minor changes to Tentative Tract map 31871 were fully studied in Environmental Assessment No. 36911. Based thereon, the Board of Supervisors adopted a Mitigated Negative Declaration on November 21, 2006. Approval of the proposed changes to Tentative Tract map 31871 will not result in any new significant environmental effects not identified in Environmental Assessment No. 36911, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 36911. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Board of Supervisors hereby finds that it has fully complied with the California Environmental Quality Act and no further environmental documentation is required.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain or dam inundation area;
  - b. The Stephens Kangaroo Core Reserve Area;
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
  - d. A County designated fault zone;
  - e. A Flood zone.
3. The project site is locate within:
  - a. The boundaries of the Temecula Valley Unified School District;
  - b. The Stephens Kangaroo Rat Fee Area;

- c. An area drainage plan;
  - d. County Service Area #103 – Murrieta-Temecula;
  - e. The City of Temecula Sphere of Influence;
  - f. The Highway 79 Policy Area;
  - g. Development Agreement No. 7; and
  - h. The French Valley Airport Influence Area.
4. The subject site is currently designated as Assessor's Parcel Number 964-140-015.
5. This project was filed with the Planning Department on March 10, 2008.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates April 17, 2008 and May 13, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$23,305.68.

**FAST TRACK AUTHORIZATION**

**SUPERVISORIAL DISTRICT** 3

**SUPERVISOR** Key Caniceros

**APPLICANT** FN Development Company, ALPHA c/o  
Name JM Development Company, Inc. Contact Person Liz Jackson/Dick Hamrn  
Address 18400 Von Karman Avenue, Suite 900  
City Irvine State CA Zip 92751  
Phone (714) 440-7200 Fax (714) 833-7557 Pager \_\_\_\_\_

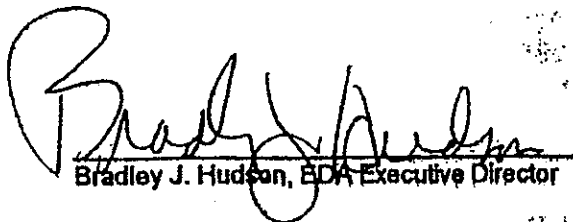
**PROJECT**

Type:  Commercial  Industrial  Other AD 161 - Residential Project (SP#184)  
Land Use Application(s) SP Zoning  
Location French Valley between the intersection of hwy 79 and Borel Road and Lake Skinner  
APN(s) 914-770-004 thru 914-770-011-0, 914-780-001-2 thru 914-780-014-4, 914-790-002-4 thru 914-790-012-3  
Zoning SP Zoning

Estimated Number of Permanent Full-time Employees Qualifies by virtue of AD 161  
Estimated Investment in Land, Building and Equipment \$ 21,172,000.00  
Est. Taxable Annual Sales \$ N/A Est. # of Construction Jobs 450-500 per year lasting 10 years

Project Description The proposed project is an amendment to approved Specific Plan #184 by virtue of the Winchester Properties Ad 161 reallocation of assessment lien. The Specific Plan amendment contemplates a reduction of total approved dwelling units and a significant increase of preservation of project sensitive resources and open space. The Specific Plan amendment envisions a five phase development of the 789 acre site into a community of 1,998 residential units on 355 acres, 8.5 acres of neighborhood commercial uses, and 434 acres of open space/school/recreational uses. Per board action dated 8/5/95, Item 3.13

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible.

  
Bradley J. Hudson, EDA Executive Director

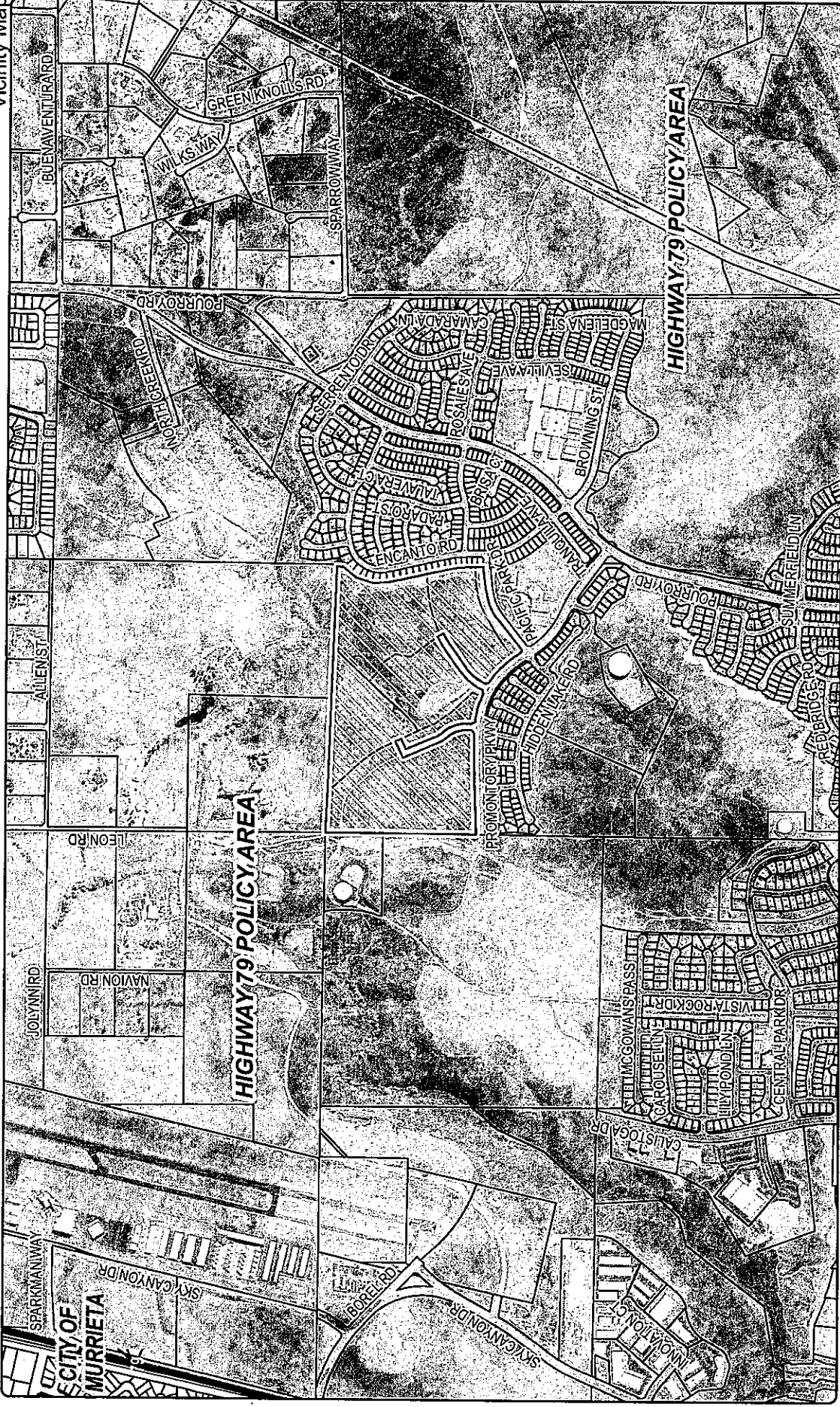
Date 11-7-95

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
TR31871M1  
VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

Date Drawn: 07/15/10  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
Thomas Bros. Pg. 929 D5  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrrsa.ca.us/index.html>.



**LOT TABULATION**

LOT #	PLANNING	LOT #	PAD	LOT #	% OF LOTS	% OF LOTS
1-10	10	1-10	10	10	10	10
11-20	20	11-20	20	20	20	20
21-30	30	21-30	30	30	30	30
31-40	40	31-40	40	40	40	40
41-50	50	41-50	50	50	50	50
51-60	60	51-60	60	60	60	60
61-70	70	61-70	70	70	70	70
71-80	80	71-80	80	80	80	80
81-90	90	81-90	90	90	90	90
91-100	100	91-100	100	100	100	100
TOTAL	1000	TOTAL	1000	TOTAL	1000	1000

**HIGHWAY 79 POLICY CALCULATION**

1.5% OF 1000 LOTS = 15 LOTS  
 15 LOTS X 1000 SQ. FT. = 15,000 SQ. FT.  
 15,000 SQ. FT. X 0.15% = 22.5 SQ. FT. PER LOT  
 22.5 SQ. FT. X 1000 LOTS = 22,500 SQ. FT. TOTAL  
 22,500 SQ. FT. X 0.15% = 3375 SQ. FT. TOTAL

- CONSTRAINT NOTES**
- STEAKS DRIVE PER MAP 22143-14 TO BE ABANDONED ON FINAL MAP
  - SCHOOL BUS DRIVE PER MAP 22143-14 TO BE ABANDONED ON FINAL MAP
  - PROPOSED PARKWAY EXISTING MAP FOR MAP 22143-14 EXCESS MAP TO BE ABANDONED ON FINAL MAP

**BOUNDARY DATA**

COURSE	DATA
1	115.00' 0" 00"
2	115.00' 0" 00"
3	115.00' 0" 00"
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97	115.00' 0" 00"
98	115.00' 0" 00"
99	115.00' 0" 00"
100	115.00' 0" 00"

- LEGEND**
- TEMPERATURE AND DRAINAGE
  - BOUNDARY AND DRAINAGE
  - BOUNDARY AND DRAINAGE
  - POINT OF INTERSECTION
  - FISHED SURFACE
  - GRADE BEAM
  - EXISTING AND PROPOSED
  - STREET CENTERLINE ELEVATION
  - STREET GRADE
  - LOT NUMBER
  - PAD ELEVATION
  - LOTS GREATER THAN 2.5% SLOPE RATIO
  - LAST RESIDENTIAL LOT NUMBER
  - PROPOSED SEWER MAINLINE
  - PROPOSED STORM DRAIN
  - EXISTING AND PROPOSED
  - EXISTING LOT NUMBER
  - PROPOSED DRIVE GUTTER
  - PROPOSED HOIST STEEL ELEVATION
  - STOP SIGN
  - AS MAP SLOPE STATE SIGN

**ENGINEER/CONTACT PERSON**  
 DATE PREPARED: AUGUST 16, 2006  
 TENTATIVE TRACT MAP NO. 31871  
 EXHIBIT "FLO1"  
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA

**ASSASSOR'S PARCEL NUMBERS**

22143-14, 22143-15, 22143-16, 22143-17, 22143-18, 22143-19, 22143-20, 22143-21, 22143-22, 22143-23, 22143-24, 22143-25, 22143-26, 22143-27, 22143-28, 22143-29, 22143-30, 22143-31, 22143-32, 22143-33, 22143-34, 22143-35, 22143-36, 22143-37, 22143-38, 22143-39, 22143-40, 22143-41, 22143-42, 22143-43, 22143-44, 22143-45, 22143-46, 22143-47, 22143-48, 22143-49, 22143-50, 22143-51, 22143-52, 22143-53, 22143-54, 22143-55, 22143-56, 22143-57, 22143-58, 22143-59, 22143-60, 22143-61, 22143-62, 22143-63, 22143-64, 22143-65, 22143-66, 22143-67, 22143-68, 22143-69, 22143-70, 22143-71, 22143-72, 22143-73, 22143-74, 22143-75, 22143-76, 22143-77, 22143-78, 22143-79, 22143-80, 22143-81, 22143-82, 22143-83, 22143-84, 22143-85, 22143-86, 22143-87, 22143-88, 22143-89, 22143-90, 22143-91, 22143-92, 22143-93, 22143-94, 22143-95, 22143-96, 22143-97, 22143-98, 22143-99, 22143-100

**TYPICAL SECTION**

**TYPICAL SECTION PRIMARY PARKWAY**

**TYPICAL SECTION LOCAL STREET**

**TYPICAL SECTION "A" AND "C" STREET**

**TYPICAL SECTION "A" STREET ALONG DRAIN SITE**

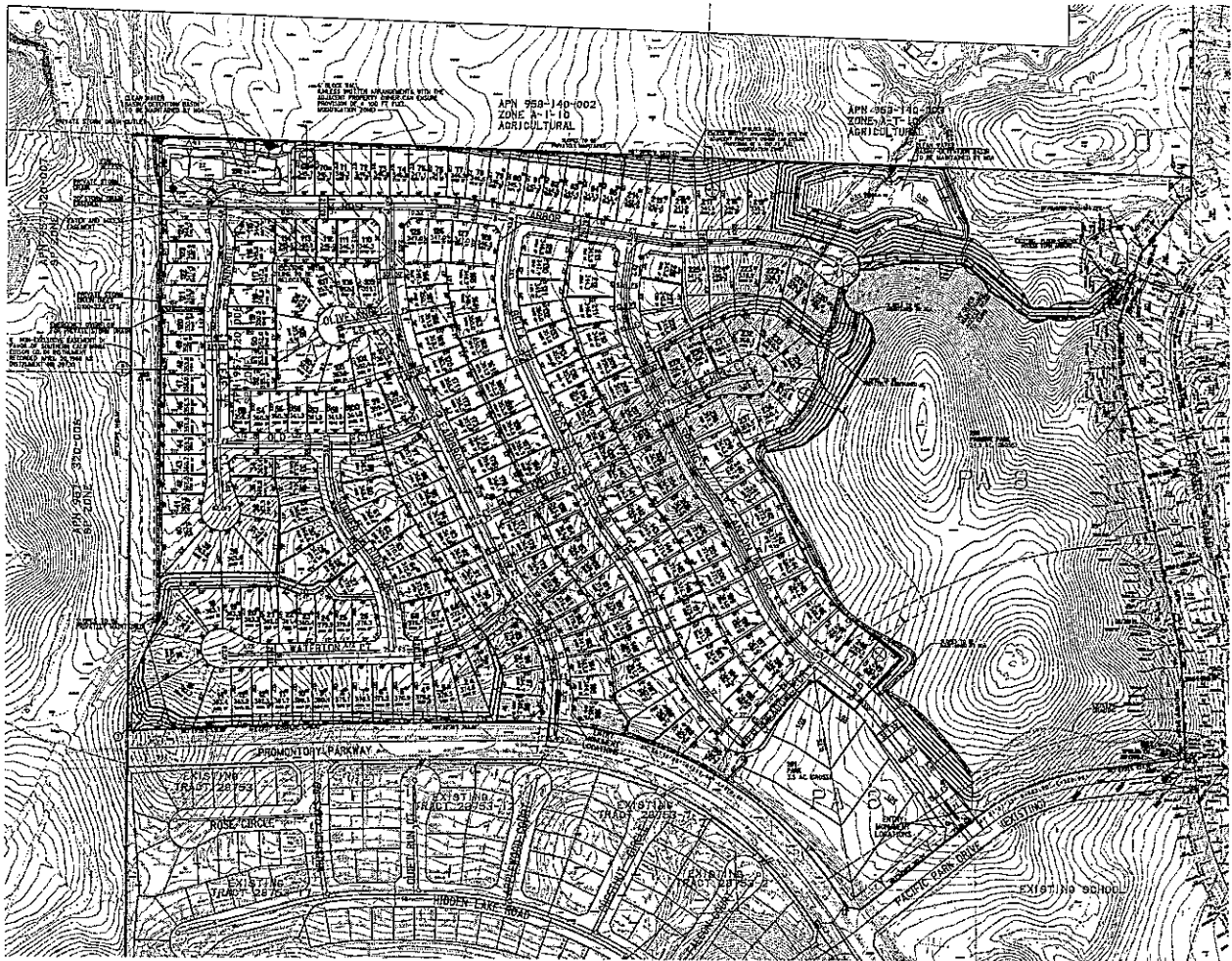
**TYPICAL SECTION STREET AT ENTRY "A" STREET FROM PARKWAY DRIVE "C" STREET FROM PROSPECTORY PARKWAY**

**TYPICAL LOT DRAINAGE AND BUILDING SETBACKS**

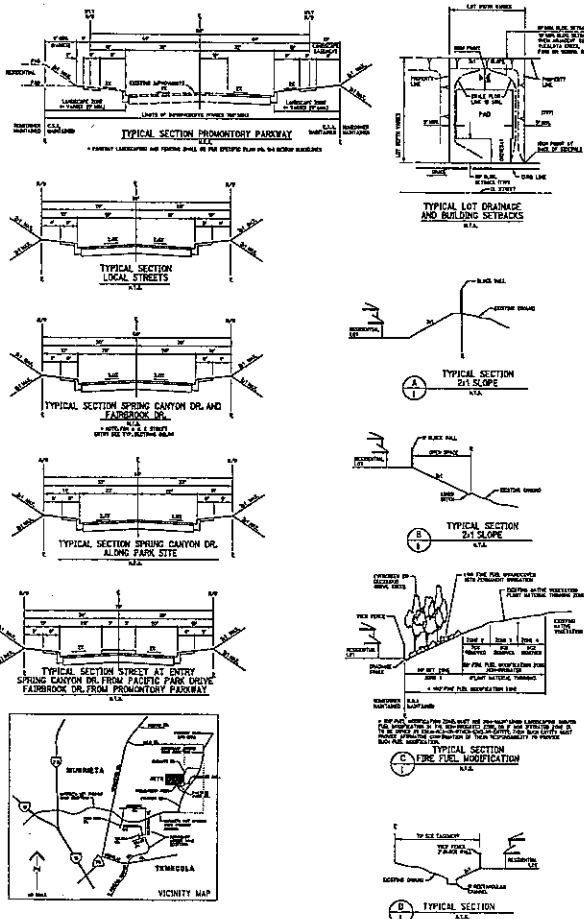
**SCALE 1" = 100'**

**DATE**    **BY**    **REVISION**





TRACT 31871



RESIDENTIAL LOTS	LOT NUMBER	AREA (SQ FT)	AREA (AC)	AREA (AC) x 1000	AREA (AC) x 1000
4443 S.F.	1	4,443	0.10	100	100
5785 S.F.	7	5,785	0.13	130	130
7172 S.F.	7	7,172	0.16	160	160
TOTAL			0.39	390	390

ROAD TYPE	AREA (AC)	ROADWAY WIDTH (FT)	PROP. DENSITY
LOCAL STREET	0.39	24	0.002
TOTAL	0.39		0.002

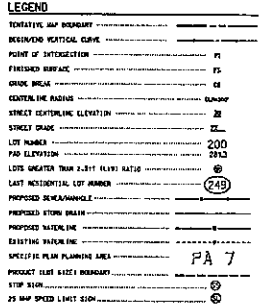
- GENERAL NOTES**
- EXISTING GENERAL PLAN ACCELERATED DESIGN WITHIN THE STATE PLANNED COUNTY AND LOCAL GENERAL PLAN SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED.
  - EXISTING ZONING (SMPA AS SUBSTITUTED) CONFORMANCE NO. 01.
  - EXISTING LAND USE: VACANT.
  - EXISTING BROWSPRING LAND USE: RURAL, RESIDENTIAL/INDUSTRIAL/RECREATION.
  - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND RECREATIONAL.
  - PROPOSED ACREAGE: 84.7 AC. GROSS.
  - THERE ARE NO PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER AND TELEPHONE POLES OR UNDERGROUND FACILITIES OR ON OR WITHIN THE PROPERTY OTHER THAN SHOWN.
  - THESE MAPS, MAPS, 2004 SAN BERNARDINO/VENTURA COUNTY PLANNING ACT, 2004, C-4.
  - THIS MAP COMES WITH MAP 8 OF SPECIFIC PLAN 98A, SUBDIVISION NO. 2.
  - UTILITY AVAILABILITY:
    - GAS: 12" PIPE, 12" DEPTH
    - SEWER: 12" PIPE, 12" DEPTH
    - WATER: 12" PIPE, 12" DEPTH
    - ELECTRIC: 4" PIPE, 12" DEPTH
    - TELEPHONE: 4" PIPE, 12" DEPTH
    - COUPLER: 12" DEPTH
    - STORM DRAIN: 18" DEPTH, 3' DIA.
  - THE PROPERTY IS NOT SUBJECT TO EROSION, GEOTECHNICAL HAZARD, OR WITHIN A SPECIAL STUDIES ZONE.
  - THIS MAP PROVIDES THE BASIS FOR THE DESIGN OF THE PROPOSED IMPROVEMENTS. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF THE IMPROVEMENTS OR FOR THE PROVISION OF ANY OTHER SERVICES.
  - NO ADJUSTMENT IN CROWN AND PREPARED BY ROAD ENGINEERING CO., AT NO SCALE ACCURACY.
  - THIS MAP COMES WITH MAP 8 OF SPECIFIC PLAN 98A.
  - AVERAGE RESIDENTIAL LOT SIZE PER TABULATION ABOVE.
  - NEIGHBORING LOT SIZE PER TABULATION ABOVE.
  - THIS PROJECT IS WITHIN THE RIVERSIDE COUNTY SWAP, PARKS AND RECREATION TRAILS DISTRICT.
  - PROPOSED IMPROVEMENT SCHEDULE "A".
  - ALL SLOPES ARE 2% UNLESS NOTED OTHERWISE.
  - SOIL CLASSIFICATION: "C-2". THERE ARE NO AREAS OF FLOOD HAZARD OR WITHIN THE FLOOD HAZARD ZONE.
  - THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 500 FEET OF THIS TRACT'S BOUNDARY.
  - THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 500 FEET OF THIS TRACT'S BOUNDARY.
  - THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 500 FEET OF THIS TRACT'S BOUNDARY.
  - THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 500 FEET OF THIS TRACT'S BOUNDARY.
  - ALL STREET RIGHTS-OF-WAY TO BE DESIGNATED BY THE COUNTY OF RIVERSIDE.
  - ALL STREETS TO BE PROTECTED FROM OVERFLOW DRAINAGE.
  - NO ADJUSTMENT IN CROWN STREET LINES WITHIN THE PROPERTY BOUNDARY.
  - SLOPES EXCEEDING 10% SHALL BE PROTECTED FROM EROSION.
  - ALL TEMPORARY DRIVEWAYS SHALL BE AS FOLLOWS.

**CONSTRAINT NOTES**

- STREET RITE PER MAP 2014-10-10 TO BE MAINTAINED ON FINAL MAP.
- 2004 RITE PER MAP 2014-10-10 TO BE MAINTAINED ON FINAL MAP.
- PROMONTORY ADVISORY SYSTEM PER MAP 2014-10-10 EXCESS 50% TO BE MAINTAINED ON FINAL MAP.

**BOUNDARY DATA**

NO.	BEARING	DISTANCE
1	N 89° 00' 00" W	100.00
2	S 89° 00' 00" W	100.00
3	S 00° 00' 00" W	100.00
4	N 89° 00' 00" E	100.00
5	N 89° 00' 00" E	100.00
6	N 89° 00' 00" E	100.00
7	N 89° 00' 00" E	100.00
8	N 89° 00' 00" E	100.00
9	N 89° 00' 00" E	100.00
10	N 89° 00' 00" E	100.00
11	N 89° 00' 00" E	100.00
12	N 89° 00' 00" E	100.00
13	N 89° 00' 00" E	100.00
14	N 89° 00' 00" E	100.00
15	N 89° 00' 00" E	100.00
16	N 89° 00' 00" E	100.00
17	N 89° 00' 00" E	100.00
18	N 89° 00' 00" E	100.00
19	N 89° 00' 00" E	100.00
20	N 89° 00' 00" E	100.00



**ENGINEER/CONTACT PERSON**  
 THIS MAP WAS PREPARED UNDER THE SUPERVISION OF RICK WILSON, REGISTERED PROFESSIONAL CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

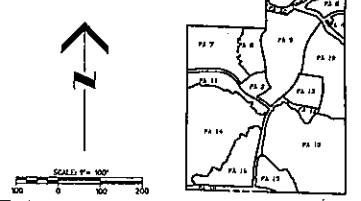
**OWNER/DEVELOPER**  
 YUNG KIM CO., INC.  
 100 W. RIVERSIDE AVENUE, SUITE 200  
 RIVERSIDE, CA 92501  
 PHONE: (951) 511-1000

**ESTIMATES GRADING QUANTITIES**

DATE PREPARED: MARCH 29, 2010  
 TENTATIVE TRACT MAP NO. 31871  
**"MINOR CHANGE" EXHIBIT**  
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA

**RICK WILSON ENGINEERING COMPANY**  
 100 W. RIVERSIDE AVENUE, SUITE 200  
 RIVERSIDE, CA 92501  
 PHONE: (951) 511-1000

DATE	BY	REVISIONS

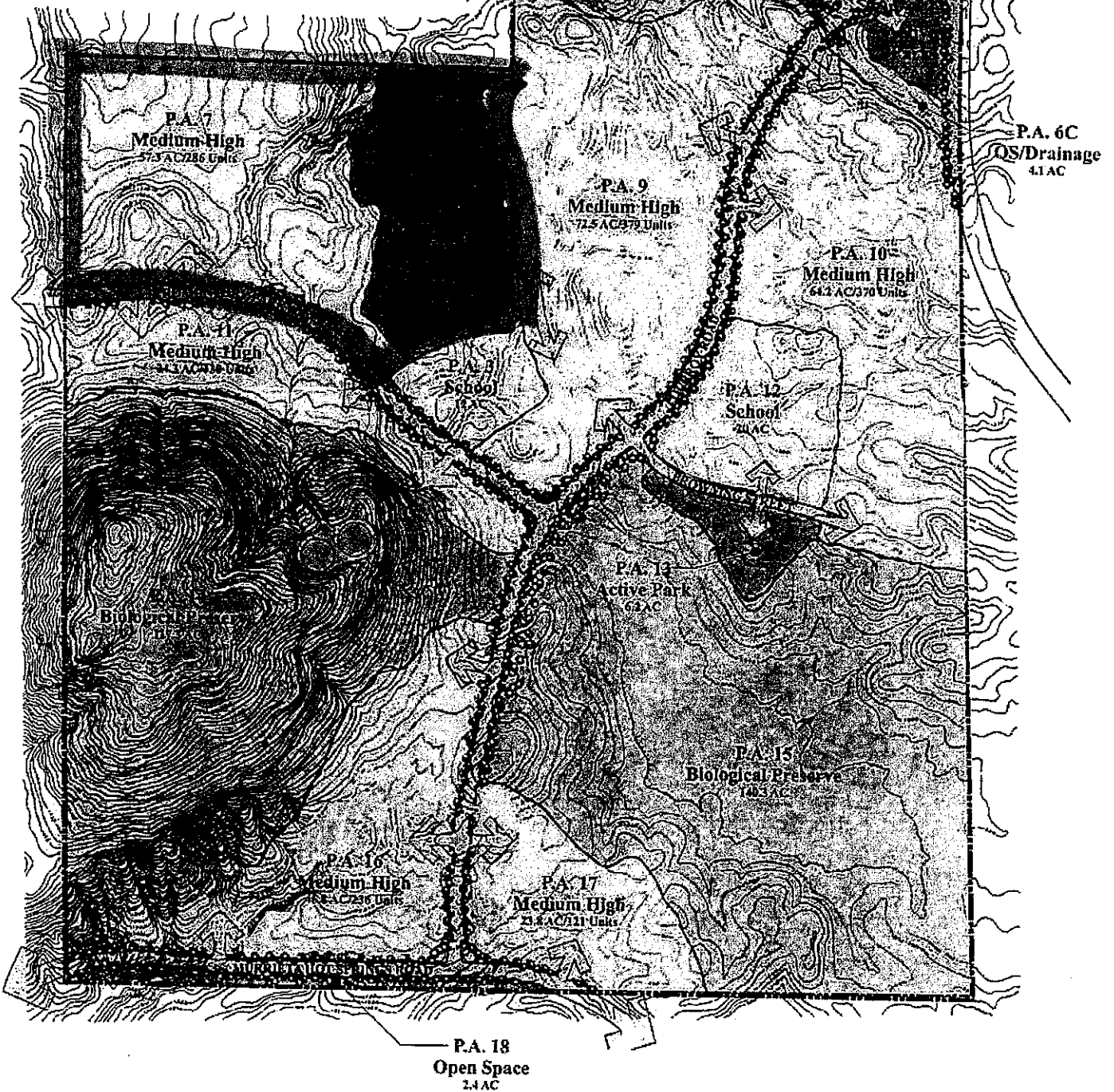


P.A. 0A  
OS/Drainage  
6.2 AC

STATISTICAL ABSTRACT

LAND USE	ACRES	DENSITY	UNITS
MEDIUM	398	4.0	158
MEDIUM HIGH	550.8	5.3	1,040
<b>SUBTOTAL</b>	<b>948.8</b>	<b>5.1</b>	<b>1,998</b>
SCHOOLS	32.0		
ACTIVE PARKS	13.1		
PASSIVE PARK	27.3		
BIOLOGICAL PRESERVE	257.6		
OPEN SPACE	2.4		
OPEN SPACE-DRAINAGE	44.7		
PRIMARY ROADS	10.6		
<b>TOTAL</b>	<b>798.0</b>	<b>3.5</b>	<b>1,998</b>

NOTE: A total of 7.0 acres of expanded parkways is scheduled within the acreage totals for all planning areas adjacent to Poverty Road, Hazel Road, or Maricopa Hot Spring Road.



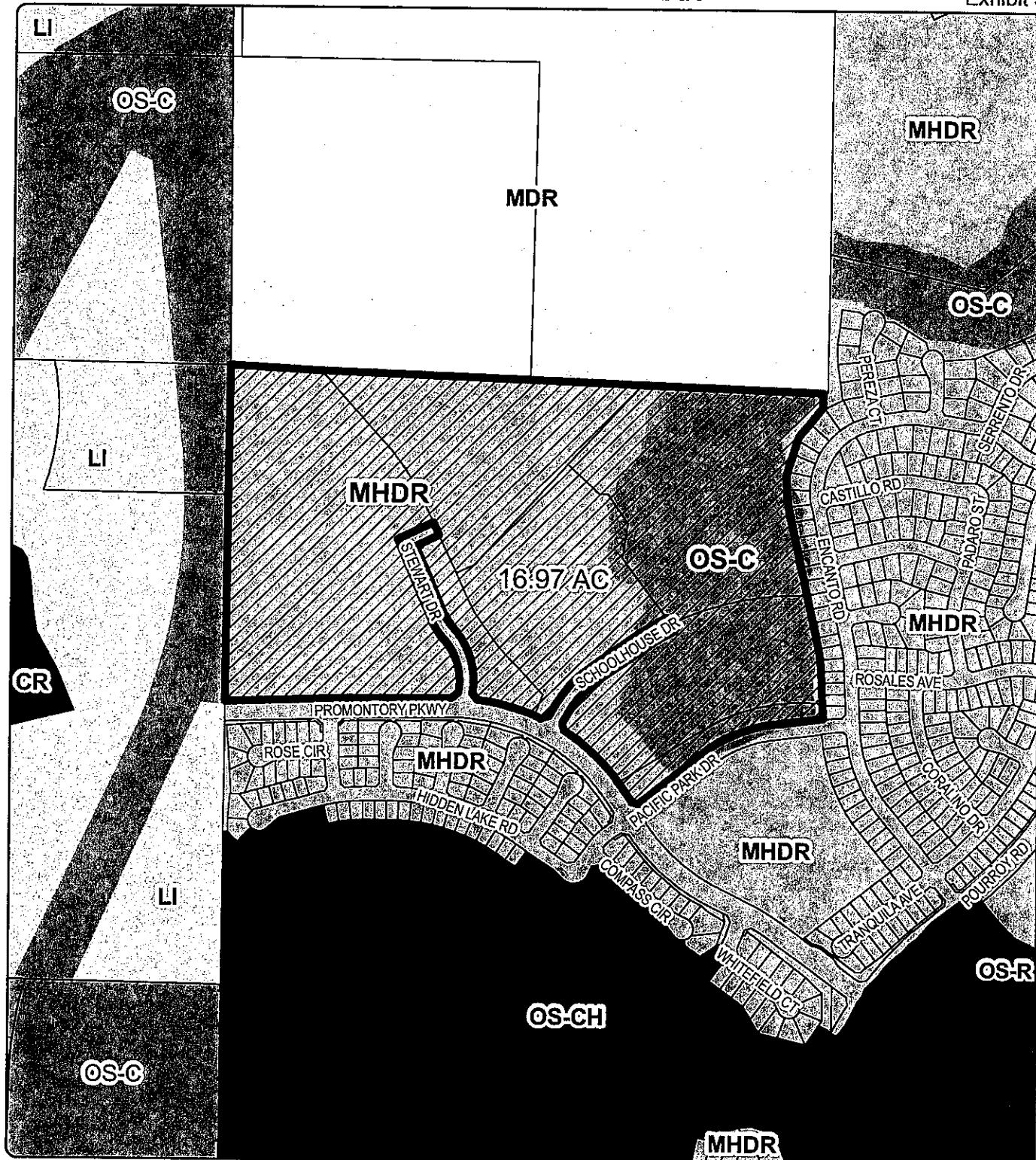
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31871M1

### EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

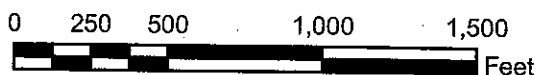
Date Drawn: 7/15/09  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
Thomas Bros. Pg. 929 D5  
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31871M1  
EXISTING ZONING

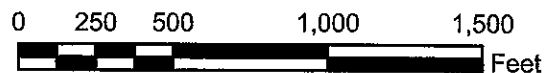
Supervisor Stone  
District 3

Date Drawn: 7/15/10  
Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
Thomas Bros. Pg. 929 D5  
Edition 2009



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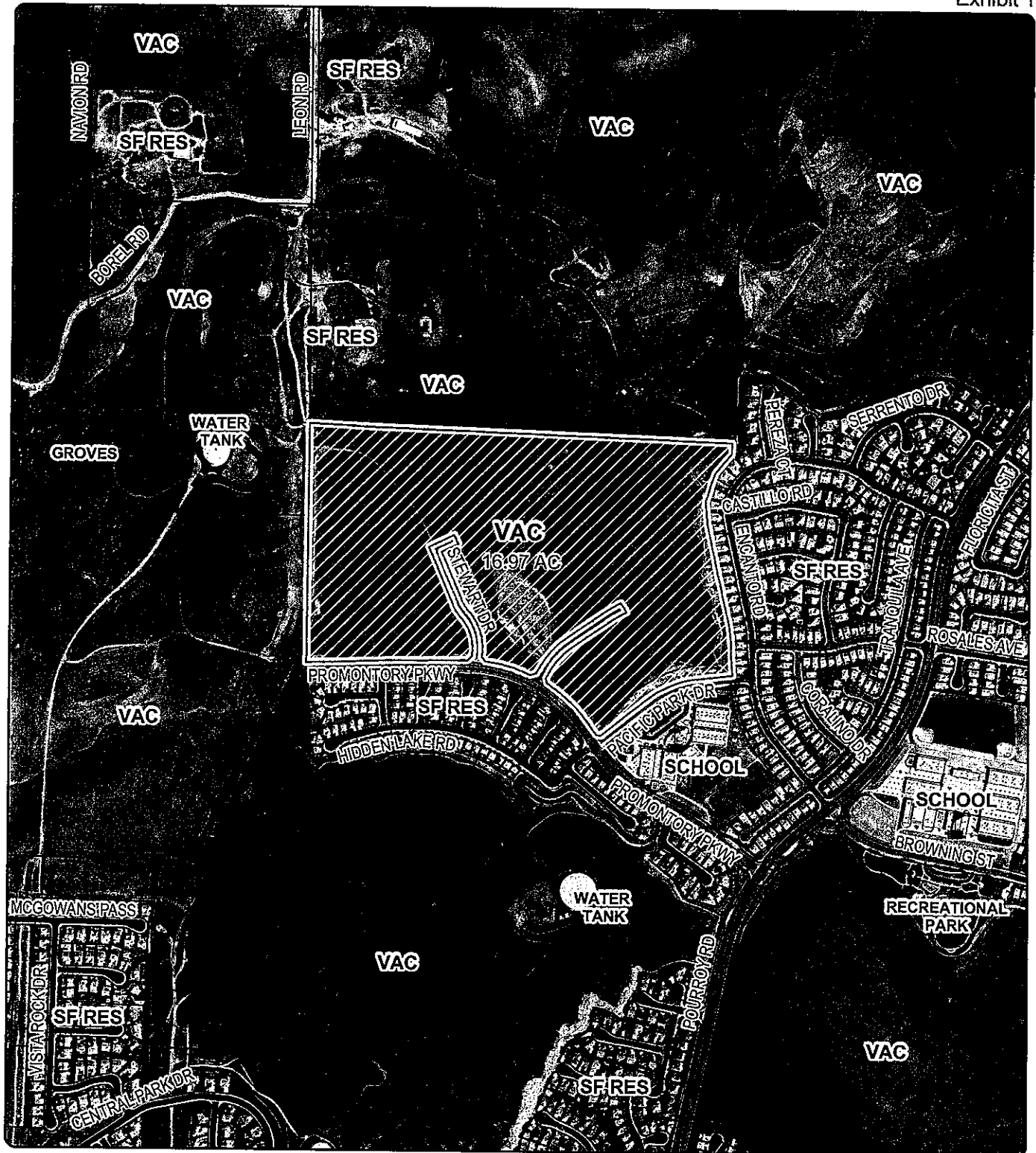
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31871M1

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 7/15/10  
Exhibit 1

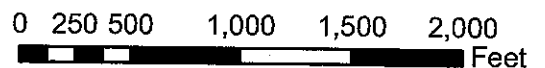


Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
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**Environmental Assessment (E.A.) Number:** 39611  
**Project Case Type (s) and Number(s):** TENTATIVE TRACT MAP NO. 31871 Minor Change No. 1  
**Fast Track Authorization No.** 95-27  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** (951) 955-9075  
**Applicant's Name:** Lennar Homes of California  
**Applicant's Address:** 391 North Main Street, Suite 300, Corona, CA 92880  
**Engineer's Name:** Rick Engineering Company  
**Engineer's Address:** 1223 University Avenue, Suite 240, Riverside, CA 92507

**I. PROJECT INFORMATION**

**Project Description:** Tentative Tract Map No. 31871 Minor Change No. 1 is a proposal within Specific Plan 184A2, Substantial Conformance No. 2 (Rancho Bella Vista) to make minor modifications to the existing Tentative Tract Map 31871. Tentative Tract Map 31871 was approved by the Board of Supervisors on November 21, 2006. During the time of the rough grading plan review, the Riverside County Flood Control District informed the applicant of newly adopted requirements by the San Diego Regional Water Quality Control Board. These new requirements required additional basins and expansion of existing basins to meet the newly adopted standards. The proposal is a direct result of that request.

These modifications include the following changes:

1. Expand Detention Basin Lot 252 from 0.44-acres to 1.2-acres gross
2. Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots
3. Lots 69-85 have been changed from 5,000 square-foot lots to 4,500 square-foot lots
4. Lots 110-124 have been changed from 4,500 square-foot lots to 5,000 square-foot lots
5. Lots 115 and 116 have been adjusted to face Turning Leaf Court instead of Rose Arbor Court
6. Deletion of cul-de-sac along Spring Canyon Drive
7. Realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive
8. Lots 147-155, 187-190 and 239-249 lots lines have been adjusted to accommodate street realignments

The project is located within northerly of Promontory Parkway and westerly of Pourroy Road within the Rancho California Zoning Area.

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 84.7 Gross Acres

Residential Acres: 55.5	Lots: 251	Units: 251	Projected No. of Residents:
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Park acres: 29.0	Lots: 2		

**C. Assessor's Parcel No(s):** 964-140-001 – 004, 964-140-014, 964-140-015

**D. Street References:** Northerly of Promontory Parkway, westerly of Pourroy Road

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 17, Township 7 South, Range 2 West

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is surrounded by an area characterized by predominantly rolling hills, with scattered rock outcroppings throughout. A large knoll west of the project site, 200 feet above any other point onsite, contains slopes of 30 percent or greater. An Eastern Municipal Water District (EMWD) facility sits atop the knoll. Tualota Creek traverses the northerly portion of the Specific Plan area, ultimately draining into Murrieta Creek.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The project is in conformance with the Community Development: Medium High Density Residential (CD: MHDR) Land Use Designation, and with the Highway 79 Policy Area on the Southwest Area Plan.
2. **Circulation:** The project will add overall trips to the area. The project proposes to vacate existing roads within the project boundaries, however, will provide adequate access for future residents.
3. **Multipurpose Open Space:** The project proposes 29 acres of active and passive park. The park site is located directly across an existing school site.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, flood zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The project meets all applicable Noise Element policies. An acoustical study, dated September 23, 2005, was performed for the project, which found the project to be acceptable per County noise standards. The recommended should provide sufficient attenuation to reduce exterior roadway noise levels.
6. **Housing:** The proposed project meets all applicable housing policies. The project will contribute 251 additional housing units for the area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium High Density Residential (CD: MHDR)

**E. Overlay(s), if any:** N/A

F. Policy Area(s), if any: Highway 79 Policy Area, French Valley Airport Influence Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Southwest Area Plan, Community Development and Open Space Foundation Components, and the following Land Use Designations: Community Development: Medium Density Residential (CD: MDR) to the north, Open Space: Conservation (OS:C) to the west, and Community Development: Medium High Density Residential (CD: MHDR) to the east and south.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

2. Specific Plan Planning Area, and Policies, if any: Planning Areas 7 and 8

I. Existing Zoning: Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture-10 Acre Minimum to the north, Specific Plan No. 265 (Borel Airpark) to the west, and Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan) to the east and south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                       | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic               |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources               | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Other                                |
| <input checked="" type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance   |

IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**



I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** 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, including revisions or mitigation measures that are imposed upon the proposed project.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

July 19, 2010

Date

Wendell Bugtai, Project Planner  
Printed Name

For Ron Goldman, Planning Director

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39611  
**Project Case Type (s) and Number(s):** TENTATIVE TRACT MAP NO. 31871  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Kenya Huezo, Project Planner  
**Telephone Number:** (951) 955-9075  
**Applicant's Name:** Rancho Bellá Vista, LLC  
**Applicant's Address:** One Better World Circle, Suite 300, Temecula, CA 92590  
**Engineer's Name:** Rick Engineering Company  
**Engineer's Address:** 1223 University Avenue, Suite 240, Riverside, CA 92507

### I. PROJECT INFORMATION

**A. Project Description:** TENTATIVE TRACT MAP NO. 31871 proposes a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park, one 3.5 acre active park, one 2.0-acre open space lot, and a detention basin.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 84.7 Gross Acres

<b>Residential Acres:</b> 55.5	<b>Lots:</b> 251	<b>Units:</b> 251	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other: Park acres:</b> 29.0	<b>Lots:</b> 2		

**D. Assessor's Parcel No(s):** 964-140-001 – 004, 964-140-014, 964-140-015

**E. Street References:** Northerly of Promontory Parkway, westerly of Pourroy Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 17, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is surrounded by an area characterized by predominantly rolling hills, with scattered rock outcroppings throughout. A large knoll west of the project site, 200 feet above any other point onsite, contains slopes of 30 percent or greater. An Eastern Municipal Water District (EMWD) facility sits atop the knoll. Tocalota Creek traverses the northerly portion of the Specific Plan area, ultimately draining into Murrieta Creek.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**

1. **Land Use:** The project is in conformance with the Community Development: Medium High Density Residential (CD: MHDR) Land Use Designation, and with the Highway 79 Policy Area on the Southwest Area Plan.
2. **Circulation:** The project will add overall trips to the area. The project proposes to vacate existing roads within the project boundaries, however, will provide adequate access for future residents.
3. **Multipurpose Open Space:** The project proposes 29 acres of active and passive park. The park site is located directly across an existing school site.
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5. **Noise:** The project meets all applicable Noise Element policies. An acoustical study, dated September 23, 2005, was performed for the project, which found the project to be acceptable per County noise standards. The recommended should provide sufficient attenuation to reduce exterior roadway noise levels.
6. **Housing:** The proposed project meets all applicable housing policies. The project will contribute 251 additional housing units for the area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium High Density Residential (CD: MHDR)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Highway 79 Policy Area, French Valley Airport Influence Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Southwest Area Plan, Community Development and Open Space Foundation Components, and the following Land Use Designations: Community Development: Medium Density Residential (CD: MDR) to the north, Open Space: Conservation (OS:C) to the west, and Community Development: Medium High Density Residential (CD: MHDR) to the east and south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 7 and 8

I. **Existing Zoning:** Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Light Agriculture-10 Acre Minimum to the north, Specific Plan No. 265 (Borel Airpark) to the west, and Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan) to the east and south

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                       | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic               |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources               | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Other                                |
| <input checked="" type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance   |

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** 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, including revisions or mitigation measures that are imposed upon the proposed project.

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I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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Signature

September 22, 2006

Date

Kenya Huezo, Project Planner

Printed Name

For Robert C. Johnson, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: The project is located westerly of Pourroy Road and northerly of Promontory Parkway. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant and are planned for residential development or have single family residential development. The design of the proposed project will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and Specific Plan Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: According to the RCIP, the project site is located 20.13 miles away from the Mt. Palomar Observatory, within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (50.PLANNING.20)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project proposes a single family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

Mitigation: No further mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: The project is located within the boundaries of land Designated as farmland of local importance (designated farmland) as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project is located within 300 feet of properties zoned as primarily agricultural uses.

Mitigation: A note shall be placed on the Environmental Constraints Sheet (ECS), as part of plan check review of the final map, that shows lots 54-62, 109-126, 163-166, and 214-229 as located partly or wholly within 300 feet of properties zoned primarily for agricultural purposes. The land developer, or successor therein, is also required to submit a detailed proposal for the notification of all purchasers of dwelling units within the vicinity of land primarily zoned for agricultural purposes. This notification is in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Monitoring: Monitoring will occur through the final map plan check review process.

**AIR QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, 251 single family residential units, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold. Subsequent EIR No. 401, prepared for Specific Plan No. 184 Amended No. 2 (Rancho Bella Vista Specific Plan), examined the projected significant impacts, which included the generation of PM-10 emissions due to short-term project construction activities and Nitrogen Oxides (NO<sub>x</sub>) and Reactive Organic Gas (ROG) compounds. The Subsequent EIR also determined that mitigation measures, including dust control measures, limiting grading and soil disturbance, minimizing construction interference with non-project traffic movement, emissions control for construction equipment, and the prevention of spill-over effects, will reduce impacts to a level below significant.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County.

**Mitigation:** The project will implement all necessary dust control measures during grading. (10. BS GRADE. 4)

**Monitoring:** Monitoring shall be done by the Building and Safety Department.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, Subsequent EIR No. 401

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within any Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP) Criteria Area. Portions of the site shall be maintained as open space, as identified in a Pre-Existing Conservation Agreement. The project will not result in adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present.

No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**7. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not alter or destroy an historic site, nor will it cause a substantial adverse change in the significance of a historical resource. The original EIR for the Rancho Bella Vista Specific Plan (EIR No. 181, adopted December 31, 1985) identified possible impacts to cultural resources. As the Subsequent EIR discussed (SEIR No. 401, certified June 17, 1997) a complex of grinding slicks and mortars were found within the area. A historic component, situated on a small knoll at the northernmost area within the Specific Plan boundaries that appears to be a dumping ground for broken or outmoded farming equipment, is associated with the complex, outside of the proposed project boundaries.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**8. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Subsequent EIR No. 401

Findings of Fact: The project will not alter or disturb an archaeological site, cause a substantial adverse change in the significance of an archaeological resource, disturb any human remains, or restrict existing religious or sacred uses. Subsequent EIR No. 401, prepared for a large geographic area including the limits of the project area, identified a complex of grinding slicks and mortars, in addition to two artifacts uncovered. The artifacts uncovered however, are not inclusive of the project site.

Mitigation: If human remains are encountered and determined to be prehistoric, the Native American Heritage Commission will be notified as to notify the most likely descendant for proper mitigation measures. (60. PLANNING. 1)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

**9. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a low paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is low and will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has determined that it will protect the public health, safety, and welfare.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report No. 1542, prepared by Pacific Soils Engineering, Inc., dated September 23, 2005

Findings of Fact: According to the RCIP, the potential for liquefaction on the project site is low. County Geologic Report No. 1542 also concluded that liquefaction potential within bedrock materials on the site is considered to be extremely low. There is liquefaction potential within alluvial materials on the site, however, these materials will be removed during site grading.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about nine kilometers (9 km) southwest of the project site. California Building Code (CBC) requirements pertaining to residential developments will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential developments, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report No. 1542, prepared by Pacific Soils Engineering, Inc., dated September 23, 2005

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. County Geologic Report No. 1542 further concluded that the potential for rockfall hazards on the site is considered to be minimal. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review , Project Application Materials

Findings of Fact: Proposed grading for the project will not negate or affect the subsurface sewage disposal systems. Furthermore, the design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Project Application Materials, On-site Inspection, Building and Safety Grading review

Findings of Fact: The project may have the potential to result in soil erosion during grading and construction. There are alluvial materials onsite, which shall be removed during site grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Materials

Findings of Fact: The proposed project will not permanently change deposition, siltation, or erosion on or off site. Construction of the project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project has been conditioned to control dust created during grading activities. (10.BS GRADE.4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: The project site is located within the French Valley Airport Influence Area. This site can expect noise from aircraft that will cause occasional annoyance. The Riverside County Airport Land Use Commission previously reviewed the Substantial Conformance for Specific Plan No. 184A2, and found it consistent, in a letter dated August 15, 2002, with the Airport Land Use Compatibility Plan for the French Valley Airport.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The project has been conditioned to comply with the following: uses interfering with aircraft safety shall be prohibited; a note shall be placed on the Environmental Constraints Sheet (ECS) that property within the land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport. (10. PLANNING. 18, 50. PLANNING 25)

**Monitoring:** Monitoring shall occur during the plan check review process for the final map.

**22. Hazardous Fire Area**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:** The proposed project is not located within a high fire area and is not susceptible to wildfire.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: Drainage infrastructure constructed with a previously approved project to the south of the project site provides significant protection from storm runoff that was tributary to the site from the south. A water quality detention basin is proposed in the northwest corner of the site to mitigate impacts of water quality and increased runoff on downstream properties as result of this development. Runoff from the proposed passive park is collected in collected in a bio swale and conveyed to two storm drain inlets located near lots 245 and 251. Minor offsite flows from a 6 acre drainage area impact the site's western boundary. The proposed rectangular channel will protect the lots and intercept flows from this drainage area.

The project will not contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems and provide additional resources of polluted runoff. The proposed project will not alter the existing drainage pattern of the site.

The project will not substantially, deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The proposed project will not place housing within a 100-year flood hazard area nor place structures which would impede or redirect flood flows within a 100-year flood hazard area.

Mitigation: The proposed detention basin shall mitigate impacts of the proposed development. A complete drainage study for the proposed basin shall be submitted to the Flood Control District for review and approval. (10. FLOOD RI. 13)

Monitoring: Monitoring shall be conducted by the Flood Control District.

#### 24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: The proposed project will not substantially alter the existing drainage pattern of the site or area provided that drainage easements are kept free of buildings and obstructions. The project will not change the absorption rates or the rate and amount of surface runoff. The project will not expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will not change the amount of surface water in any water body.

Mitigation: A note shall be shown on the final map indicating that drainage easements shall be kept free buildings and obstructions (50.FLOOD RI.3)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The proposed use is compliant with the current land use designation of Medium High Density Residential (CD: MHDR) in the Southwest Area Plan, and the intended use for Planning Areas 7 and 8 in Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan). The proposed project is located within the City of Temecula Sphere of Influence and has been transmitted to the City of Temecula for comment. The City has not offered comment either in opposition or in favor of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: The proposed project is consistent with the Specific Plan zoning designation for Planning Areas 7 and 8 in Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan). The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

<b>28. Airport Noise</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is located within the French Valley Airport Influence Area. This site can expect noise from aircraft that will cause occasional annoyance. The Riverside County Airport Land Use Commission previously reviewed the Substantial Conformance for Specific Plan No.184A2, and found it consistent, in a letter dated August 15, 2002, with the Airport Land Use Compatibility Plan for the French Valley Airport.

Mitigation: The project has been conditioned to comply with the following: uses interfering with aircraft safety shall be prohibited; a note shall be placed on the Environmental Constraints Sheet (ECS) that property within the land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport. (10. PLANNING. 18, 50. PLANNING 25)

Monitoring: Monitoring shall occur during the plan check review process for the final map.

**29. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located nears a railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to, or near, any highways.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

<b>31. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>POPULATION AND HOUSING</b> Would the project				
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: There are no existing habitable residences on the site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<b>34. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time, thereby reducing the potential for adverse physical impacts.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**35. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time, thereby reducing the potential for adverse physical impacts.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact: The proposed project is located within the Temecula Valley School District. An existing school is located directly across Promontory Parkway from the project site. The project will not require the provision of new facilities at this time.

This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time. This project is conditioned for the payment of standard school impact fees in accordance with state law. (80.PLANNING.12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**39. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: This project includes 29.5 acres of passive and active parkland for the use of the residents within the proposed project. The project is located within the boundaries of the County Service Area 152 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Recreational Trails**

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no County-Designated recreational trails on the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will generate traffic to the area and regional transportation system. Improvements to proposed Streets A – C shall be improved within the dedicated right-of-way in accordance with County Draft Standards. The project is not anticipated to have any significant traffic or circulation impacts. The Riverside County Transportation Department reviewed the Traffic Study, in accordance with County-approved guidelines, for the project and determined the findings are generally acceptable.

The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The project will not result in inadequate emergency access or access to nearby uses. The proposal will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cumulative effects of this project and surrounding projects would be required to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence, dated August 11, 2004

Findings of Fact: According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. With incorporation of the recommended mitigation measures, impacts will be reduced to a less than significant level.

Mitigation: A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with their letter dated August 11, 2004.

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Review Process.

**46. Utilities**

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities. The project would not impact these facilities, nor would it require or result in the construction of new facilities or the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**MANDATORY FINDINGS OF SIGNIFICANCE**

48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any biological resources that may potentially exist on the site.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, project application

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2 / Subsequent EIR No. 401, Certified June 17, 1997

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Y:\Planning Master Forms\EA.doc  
Revised: 8/7/06

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31871 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31871M1, Amendment No. 1, April 1, 2010.

CONCEPTUAL LANDSCAPING =Tentative Tract Map No. 31871, Exhibit L, dated October 4,2006.

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

10. EVERY. 2 USE - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park, one 3.5 acre active park, one 2.0-acre open space lot, and a detention basin.

The minor revision hereby permitted is a proposal within Specific Plan 184A2, Substantial Conformance No. 2 (Rancho Bella Vista) to make minor modifications to the existing Tentative Tract Map 31871. Tentative Tract Map 31871 was approved by the Board of Supervisors on November 21, 2006. During the time of the rough grading plan review, the Riverside County Flood Control District informed the applicant of newly adopted requirements by the San Diego Regional Water Quality Control Board. These new requirements required additional basins and expansion of existing basins to meet the newly adopted standards. The proposal is a direct result of that request.

These modifications include the following changes:

1. Expand Detention Basin Lot 252 from 0.44-acres to 1.2-acres gross
2. Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2)



TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10. EVERY. 2                      USE - PROJECT DESCRIPTION (cont.)                      RECOMMND

lots

3.Lots 69-85 have been changed from 5,000 square-foot lots to 4,500 square-foot lots

4.Lots 110-124 have been changed from 4,500 square-foot lots to 5,000 square-foot lots

5.Lots 115 and 116 have been adjusted to face Turning Leaf Court instead of Rose Arbor Court

6.Deletion of cul-de-sac along Spring Canyon Drive

7.Realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive

8.Lots 147-155, 187-190 and 239-249 lots lines have been adjusted to a accommodate street realignments

The project is located within northerly of Promontory Parkway and westerly of Pourroy Road within the Rancho California Zoning Area.

10. EVERY. 3                      MAP - HOLD HARMLESS                      RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3                      SP - DEFINITIONS                      INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 184, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 6270.

07/26/10  
16:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10. EVERY. 3                    SP - DEFINITIONS (cont.)                    INEFFECT

DEVELOPMENT AGREEMENT = Amendment No. 1 to Development Agreement No. 7.

10. EVERY. 4                    SP - ORDINANCE REQUIREMENTS                    INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5                    SP - LIMITS OF SP DOCUMENT                    INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

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

10.BS GRADE. 1                    SP - GIN INTRODUCTION                    INEFFECT

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

10.BS GRADE. 2                    MAP-G1.2 OBEY ALL GDG REGS                    RECOMMND

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

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.BS GRADE. 2                    SP\*GSP-1 ORD. NOT SUPERSEDED                    INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3                    MAP-G1.3 DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 3                    SP\*GSP-2 GEO/SOIL TO BE OBEYED                    INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    MAP-G1.6 DUST CONTROL                    RECOMMND

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

10.BS GRADE. 4                    SP- MASS GRADING                    INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.5b shall be obtained from the Planning Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

10.BS GRADE. 5                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 5                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP-G2.8 MINIMUM DRAINAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 7                    MAP-G2.9 DRAINAGE & TERRACING                    RECOMMND

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

10.BS GRADE. 8                    MAP-G2.10 SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 8                    SP-G1.3 DISTURBS NEED G/PM                    INEFFECT

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

10.BS GRADE. 9                    MAP\* - NO GRDG & SUBDIVIDING                    RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 9                    SP-G1.4 NPDES/SWPPP                    INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: EFFECTIVE OCTOBER 1, 1992, OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE N.P.D.E.S.' (National Pollutant Discharge Elimination System) REQUIREMENT TO OBTAIN A CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB). THE CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.BS GRADE. 9                    SP-G1.4 NPDES/SWPPP (cont.)                    INEFFECT

OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT  
CONTACT THE SWRCB AT (916) 657-1146.

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

10.BS GRADE. 10                    SP-G1.5 EROS CNTRL PROTECT                    INEFFECT

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

10.BS GRADE. 11                    SP-G1.6 DUST CONTROL                    INEFFECT

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

10.BS GRADE. 12                    SP-G2.1 GRADING BONDS                    INEFFECT

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

10.BS GRADE. 13                    SP-G2.2 IMPORT/EXPORT                    INEFFECT

n instances where a grading plan involves import or export,  
prior to obtaining a grading permit, the applicant shall  
have obtained approval for the import/export location from  
the Building and Safety Department. Additionally, if  
either location was not previously approved by an  
Environmental Assessment, prior to issuing a grading permit  
a Grading Environmental Assessment shall be submitted to  
the Planning Director for review and comment and to the  
Building and Safety Department Director for approval.

10.BS GRADE. 14                    SP-G2.3SLOPE EROS CL PLAN                    INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14            SP-G2.3SLOPE EROS CL PLAN (cont.)            INEFFECT  
284-47.

10.BS GRADE. 15            SP-G2.4GEOTECH/SOILS RPTS            INEFFECT

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

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

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

10.BS GRADE. 16            SP-G2.5 2:1 MAX SLOPE RATI            INEFFECT  
Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 17            SP-G2.6SLOPE STABL'TY ANLY            INEFFECT  
A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 18            SP-G2.7DRNAGE DESIGN Q100            INEFFECT  
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

10.BS GRADE. 19            SP-G2.8MINIMUM DRNAGE GRAD            INEFFECT  
Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 20                    SP-G2.9DRNAGE & TERRACING                    INEFFECT

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading".

10.BS GRADE. 21                    SP-G2.10 SLOPE SETBACKS                    INEFFECT

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

10.BS GRADE. 22                    SP-G2.11DR WAY XING NWC                    INEFFECT

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

10.BS GRADE. 23                    SP-G2.12SLOPES IN FLOODWAY                    INEFFECT

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 24                    SP-G2.13FIRE D'S OK ON DR.                    INEFFECT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 25                    SP-G2.14OFFSITE GDG ONUS                    INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 31                    SP-G2.23 OFFST. PAVED PKG                    INEFFECT

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 32                    SP-G3.1NO B/PMT W/O G/PTM                    INEFFECT

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

10.BS GRADE. 37                    SP-G4.1E-CL 4:1 OR STEEPER                    INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist.

10.BS GRADE. 38                    SP-G4.2 1/2"/FT/3FT MIN                    INEFFECT

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

10.BS GRADE. 39                    SP-G4.3PAVING INSPECTIONS                    INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    EMWD WATER AND SEWER SERVICE                    RECOMMND

Tract Map#31871 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.



TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.E HEALTH. 1                    SP - RANCHO BELLA VISTA                    INEFFECT

WATER/SEWER: (John Silva, P.E. Senior Public Health Engineer) The proposed project will receive water supply and sanitary sewer service from Eastern Municipal Water District (EMWD). According to the EIR, almost all of the pipeline(s) and water storage tank(s), needed to serve the project are existing. Some pipeline installation and a temporary lift station will need to be constructed.

Proposed land uses are mentioned on page III. A-6, i.e., schools, parks, parkways, etc. On page III A-18 the report states that "Eastern Municipal Water District has developed a District-wide reclaimed water facilities master plan: ... The project developer shall submit information to the EMWD which describes estimates of the projects reclaimed water demands.

Based on the proposed land uses, reclaimed water could be used for landscape irrigation on 60-80 acres. Considering the fact that a 12" tertiary reclaimed water line exists adjacent the project, the entire project could effectively and safely utilize the entire 660,000 gallon wasteflow from the project.

EMWD should commit to their reclamation requirements now and resolve any commitments or entitlements to reclaimed users.

SOLID WASTE: (Chuck Strey, P.E., Civil Engineer) No further comments. All of my concerns in letter dated 12/05/95 have been addressed in this version.

FIRE DEPARTMENT

10.FIRE. 1                    MAP-#50-BLUE DOT REFLECTORS                    RECOMMND

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

10.FIRE. 1                    SP-#71-ADVERSE IMPACTS                    INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.FIRE. 1                      SP-#71-ADVERSE IMPACTS (cont.)                      INEFFECT

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2                      MAP-#16-HYDRANT/SPACING                      RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 2                      SP-#86-WATER MAINS                      INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3                      MAP - MEDIANS                      RECOMMND

MEDIANS SHALL BE SETBACK 35 FEET FROM FACE OF CURB. MINIMIM 20 FEET DRIVING WIDTH EACH SIDE OF MEDIAN.

10.FIRE. 3                      SP-#56-IMPACT MITIGATION                      INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4                      SP-#87-OFF-SET FUNDING                      INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.FIRE. 4                      SP-#87-OFF-SET FUNDING (cont.)                      INEFFECT

county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5                      SP-#96-ROOFING MATERIAL                      INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 6                      SP-#97-OPEN SPACE                      INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 7                      SP-#100-FIRE STATION                      INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 8                      SP- CONDITIONS                      INEFFECT

FLAG LOTS SHALL NOT BE PERMITTED.

ALL PLANNING AREAS ARE CONSIDERED CONCEPTUAL. FINAL CONDITIONS WILL BE ADDRESSED AT EACH TRACT PHASE, AS TRACT MAPS ARE SUBMITTED FOR REVIEW.

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 31871M1 is a minor change to an already approved development proposal. The development consists of subdividing an approximately 84-acre site into a residential development with open spaces and 2 water quality basins. The minor change is a result of increasing the size of the basins to meet the District's requirements.

The project is located within Planning Areas No. 7 and 8 of Specific Plan No. 184 (Rancho Bella Vista) in the French Valley area on the north side of Promontory Parkway west of Pacific Park Drive. Final plans for this project are currently being reviewed through the District's Plan Check Section.

The drainage infrastructure constructed with Tract 28753, located south of this site, provides significant protection from storm runoff that was previously tributary to the site from the south. However, the District is concerned about the impact of this development to water quality and increased runoff on downstream properties caused by this development. Two basins are proposed to address these concerns. One basin is located in the northwest corner of the site (Lot 252) and shall be designed to mitigate for both water quality and increased runoff. The other basin, which replaces a proposed bio-swale, is located in the northeast corner of the site (Lot 254) and shall be designed for water quality mitigation (for removing pollutants and to meet Condition C of the Hydrologic Conditions of Concern). A viable maintenance mechanism shall be in place for the perpetual maintenance of these basins. The engineer has met with District staff and has submitted plans and documents which are being reviewed by the District's Plan Check Section. While additional review and submittals may be required, these plans appear to meet the District's requirements.

In a letter dated June 28, 2010 from Valley - Wide Recreation and Park District to Jarnne J Valdez of Lennar Homes of California stating that Valley - Wide would accept the basins for maintenance.

Additionally, minor offsite flows from an approximately 6-acre drainage area impact along the site's western boundary. A 6-foot bottom rectangular channel is proposed which will protect the lots along this boundary and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

intercept the flows from this drainage area. Flows will be conveyed north to an existing low at the north boundary of the site in the vicinity of the basin.n basin.

The project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

10.FLOOD RI. 1                    SP FLOOD HAZARD REPORT                    INEFFECT

Rancho Bella Vista proposes to construct 1998 dwelling units with schools on 800 acres in the Temecula area, east of Winchester Road at Murrieta Hot Springs Road.

This project is in the Murrieta Creek/Santa Gertrudis Valley Subwatershed Area Drainage Plan, drainage fees are due as the project develops.

The main hydrologic feature of the project is Tualota Creek which has a 100-year peak discharge of 5930 cfs. The flood plain crosses the north part of the site from east to west and is well-defined in this reach. The plan proposes to leave the stream as open space except for a road crossing to the east.

The Master Drainage Plan for Rancho Bella Vista proposes to collect the onsite runoff from the northern part of the project into a storm drain system that would discharge into Tualota Creek. The southern part of the project would drain to storm drain that would discharge at Murrieta Hot Springs Road.

10.FLOOD RI. 2                    MAP BASIN CRITERIA                    RECOMMND

In cases where embankment is required the following criteria shall be met:

TRACT MAP Tract #: TR31871M1

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP BASIN CRITERIA (cont.)

RECOMMND

1. Embankment fill slopes (external and internal) may be no steeper than 4H:1V.

2. Basin embankment height will be based on the vertical distance from 100-year event overflow water surface to lowest adjacent toe of embankment fill.

3. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet.

4. For embankments 5 feet or less, the minimum top width shall be 5 feet.

5. Basin embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.

6. Basin embankments greater than 3 feet in height must be constructed by excavating a key equal to 50% of the berm embankment cross-sectional height and width. This requirement may be waived if specifically recommended by a geotechnical engineer.

7. The embankment shall be constructed of soil placed in 6-inch lifts compacted to at least 95% of maximum dry density, within 2 percentage points of the optimum moisture content, modified proctor method ASTM D1557.

8. Retaining walls are not permitted as support for embankment fill for basins. (outlet structure excepted)

9. Embankment proposed over storm drain shall have a top width equal to the required easement or put another way, the District policy of no side slopes in storm drain easements must be respected.

10.FLOOD RI. 2

SP TUCALOTA CREEK MAINT

INEFFECT

Tucolota Creek shall be mapped as a 100 year flood plain. No encroachment into the flood plain shall be allowed and some additional setback should be included to account for potential bank erosion, and conservative freeboard (about 3 feet) should be used to account for vegetative growth and

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10. GENERAL CONDITIONS

10.FLOOD RI. 2                    SP TUCALOTA CREEK MAINT (cont.)                    INEFFECT

siltation. The maintenance of this stream, such as the removal of trash or of excess and dead vegetation, should be the responsibility of a parks district or County Service Area or similar entity.

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW                    RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

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

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10. GENERAL CONDITIONS

10.FLOOD RI. 7                    MAP OWNER MAINT NOTICE                    RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12                    MAP INCREASED RUNOFF                    RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA                    RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The western sub watershed of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.



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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

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

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18 MAP AD161/SG CH EXEMPTION

RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties

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10. GENERAL CONDITIONS

10.FLOOD RI. 18                    MAP AD161/SG CH EXEMPTION (cont.)                    RECOMMND

in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

PLANNING DEPARTMENT

10.PLANNING. 1                    SP - GEOTECHNICAL REPORTS                    INEFFECT

A COMPREHENSIVE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EACH DEVELOPMENT PROJECT WITHIN THIS SPECIFIC PLAN. THE REPORT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT ENGINEERING GEOLOGIST FOR REVIEW AND APPROVAL CONCURRENTLY WITH THE DEVELOPMENT APPLICATION SUBMITTAL. THE GEOTECHNICAL REPORT SHALL BE A SITE-SPECIFIC REPORT PREPARED FOR THE PROPOSED DEVELOPMENT PROJECT AND SHALL ADDRESS, BUT NOT BE LIMITED TO THE FOLLOWING GEOTECHNICAL PARAMETERS, SITE SOIL AND FOUNDATION CONDITIONS, PRIMARY AND SECONDARY SEISMIC HAZARDS, SITE GEOLOGIC CONDITIONS, AND APPROPRIATE RECOMMENDATIONS FOR SITE GRADING, ALLUVIAL REMOVALS, AND FOUNDATIONS.

10.PLANNING. 2                    SP - REQUIRED FOR AMENDMENTS                    INEFFECT

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the specific plan, shall be accompanied by a complete specific plan document, in both paper and electronic formats, which includes the entire specific plan, including both changed and unchanged parts.

10.PLANNING. 3                    SP - MAINTAIN AREAS & PHASES                    INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment accompanied by a revision to the complete specific plan document.

10.PLANNING. 4                    SP - DEFINITIONS                    INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2 shall be henceforth defined as follows: SPECIFIC PLAN = Specific Plan No. 184, Amendment No. 2. CHANGE OF ZONE = Change of Zone No. 6270. DEVELOPMENT AGREEMENT = Amendment No. 1 to Development Agreement No. 7.

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10.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS                    INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

10.PLANNING. 5                    MAP - 90 DAYS TO PROTEST                    INEFFECT

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

10.PLANNING. 5                    SP - DUAL WATER SYSTEM                    INEFFECT

All implementing development proposals shall be reviewed by the Eastern Municipal Water District and the County for the appropriateness of requiring dual water systems to be provided in common open space areas for the use of reclaimed water. (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

10.PLANNING. 6                    SP - ORDINANCE REQUIREMENTS                    INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10.PLANNING. 7                    SP - LIMITS OF SP DOCUMENT                    INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

10.PLANNING. 7                    SP - RECYCLING PROGRAM                    INEFFECT

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for compliance with Riverside County recycling requirements.

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10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - GEO NO. 1542

RECOMMND

County Geologic Report (GEO) No. 1542, submitted for this project (TR31871), was prepared by Pacific Soils Engineering, Inc and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No. 31871, Rancho Bella Vista, Phase 4, County of Riverside, California", dated September 23, 2005. GEO No. 1542 concluded: 1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite. 2.Active faults are not known to exist with the project site. 3.The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about 9 kilometers southwest of the site. 4.The eastern extension of the potentially active Murrieta Hot Springs fault is located south of the project site. 5.Liquefaction potential within bedrock materials on the site is considered to be extremely low. 6.There is liquefaction potential within alluvial materials on the site, however, these materials will be removed during site grading. 7.The potential for rockfall hazards on the site is considered to be minimal. 8.Proposed cut and fill slopes are considered to be stable as designed. GEO No. 1522 recommended: 1.Area with alluvium shall require removal and recompaction for structures, which will result in remote potential for liquefaction. 2.The project-engineering geologist shall inspect all cut slopes during site grading operations. GEO No. 1542 satisfies the requirement for a Geologic study for Planning/CEQA purposes. GEO No. 1542 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 8

SP - DEVELOPMENT STANDARDS

INEFFECT

Lots created by land divisions with the SPECIFIC PLAN shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

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10.PLANNING. 9                    SP - GEOTECHNICAL REPORTS                    INEFFECT

A COMPREHENSIVE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EACH DEVELOPMENT PROJECT WITHIN THIS SPECIFIC PLAN. THE REPORT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT ENGINEERING GEOLOGIST FOR REVIEW AND APPROVAL CONCURRENTLY WITH THE DEVELOPMENT APPLICATION SUBMITTAL. THE GEOTECHNICAL REPORT SHALL BE A SITE-SPECIFIC REPORT PREPARED FOR THE PROPOSED DEVELOPMENT PROJECT AND SHALL ADDRESS, BUT NOT BE LIMITED TO THE FOLLOWING GEOTECHNICAL PARAMETERS, SITE SOIL AND FOUNDATION CONDITIONS, PRIMARY AND SECONDARY SEISMIC HAZARDS, SITE GEOLOGIC CONDITIONS, AND APPROPRIATE RECOMMENDATIONS FOR SITE GRADING, ALLUVIAL REMOVALS, AND FOUNDATIONS.

10.PLANNING. 9                    SP - ALUC CONDITIONS                    INEFFECT

The developer shall comply with the Conditions of Approval set forth in the Airport Land Use Commission (ALUC) Staff Report dated January 15, 1997. These conditions of approval are as follows:

1. Provide Avigation Easements to the French Valley Airport.
2. Incorporate noise attenuation measures into the building construction to insure interior noise levels are at or below 45 decibel levels.
3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 10                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 11                    SP - REQUIRED FOR AMENDMENTS                    INEFFECT

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the specific plan, shall be accompanied by a complete specific plan document, in both paper and electronic formats, which includes the entire specific plan, including both changed and unchanged parts.

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10.PLANNING. 12            MAP - FEES FOR REVIEW            RECOMMND

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

10.PLANNING. 13            SP - MAINTAIN AREAS & PHASES            INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment accompanied by a revision to the complete specific plan document.

10.PLANNING. 14            SP - NON-IMPLEMENTING MAPS            INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

10.PLANNING. 15            MAP - LANDSCAPE MAINTENANCE            RECOMMND

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

10.PLANNING. 16            SP - DUAL WATER SYSTEM            INEFFECT

All implementing development proposals shall be reviewed by the Eastern Municipal Water District and the County for the appropriateness of requiring dual water systems to be provided in common open space areas for the use of reclaimed water. (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

10.PLANNING. 17            SP - RECYCLING PROGRAM            INEFFECT

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for



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10. GENERAL CONDITIONS

10.PLANNING. 17 SP - RECYCLING PROGRAM (cont.) INEFFECT

compliance with Riverside County recycling requirements.

10.PLANNING. 19 SP - DEVELOPMENT STANDARDS INEFFECT

Lots created by land divisions with the SPECIFIC PLAN shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

10.PLANNING. 20 SP - ALUC CONDITIONS INEFFECT

The developer shall comply with the Conditions of Approval set forth in the Airport Land Use Commission (ALUC) Staff Report dated January 15, 1997. These conditions of approval are as follows: 1. Provide Avigation Easements to the French Valley Airport. 2. Incorporate noise attenuation measures into the building construction to insure interior noise levels are at or below 45 decibel levels. 3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 22 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:  
a. Lots created by this map shall conform to the design standards of the Ranch Bella Vista Specific Plan No. 184A2, SC2, Planning Area No's 7 and 8.  
b. The front yard setback is 20 feet.  
c. The side yard setback is 5 feet.  
d. The street side yard setback is 10 feet.  
e. The rear yard shall not be less than 15 feet, except where the rear yard abuts Tocalota Creek, a park, a school site, or open space as designated in SP184, then the rear yard setback shall be 10 feet.  
f. The minimum average width of each lot is 45 feet.  
g. The maximum height of any building in Planning Area 7 is 40 feet.  
h. The minimum parcel size in Planning Area 7 is 4,500 square feet.  
i. No more than 60% of the lot in Planning Area 7 shall be covered by structure.  
j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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10. GENERAL CONDITIONS

10.PLANNING. 22           MAP - RES. DESIGN STANDARDS (cont.)           RECOMMND

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 23           MAP - ORD NO. 659 (DIF)           RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 24           MAP - ORD 810 OPN SPACE FEE           RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10.PLANNING. 25                   MAP - DESIGN GUIDELINES                   RECOMMND

The project shall conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines, adopted June 17, 1997.

10.PLANNING. 27                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

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

10.PLANNING. 28                   MAP - LIGHTING                   RECOMMND

Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky (light must be downward facing).

10.PLANNING. 30                   MAP - OFFSITE SIGNS ORD 679.4                   RECOMMND

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

10.PLANNING. 32                   MAP - AVIATION EASEMENTS                   RECOMMND

Provide Avigation Easements to the operator of the French Valley Airport prior to any permits being issues or sale to any entity exempt from the Subdivision Map Act.

10.PLANNING. 35                   USE - 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,

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10.PLANNING. 35 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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 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.

10.PLANNING. 36 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 37 GEN - IF HUMAN REMAINS FOUND 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

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10.PLANNING. 37                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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.

10.PLANNING. 38                    GEN - INADVERTANT ARCHAEO FIND                    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 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.

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10.PLANNING. 38                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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. 39                    MAP - LOW PALEO                    RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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10. GENERAL CONDITIONS

10.PLANNING. 39 MAP - LOW PALEO (cont.)

RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 40 USE - NO OFF-ROAD USES ALLOWED

INEFFECT

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - TS/SWAP CONDITIONS

INEFFECT

The Transportation Department has reviewed the traffic study submitted by Robert Kahn, John Kain and Associates for the subject project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development):

I-215 Freeway Southbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Alta Murrieta Drive (NS) at:  
Murrieta Hot Springs Road (EW)

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR 79) (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Hunter Road/Borel Road (EW)  
Rancho Club Drive (EW)  
Murrieta Hot Springs Road (EW)

I-215 Freeway Northbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Whitewood Road (NS) at:  
Murrieta Hot Springs Road (EW)

Date Street (NS) at:  
Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Leon Road (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)



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10. GENERAL CONDITIONS

10.TRANS. 1                    SP - TS/SWAP CONDITIONS (cont.)                    INEFFECT

Murrieta Hot Springs Road (EW)

Washington Street (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Pourroy Road (NS) at:  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

The Comprehensive General Plan policies relative to the Southwest Area Community Plan (SWAP) require a minimum Level of Service "D" for peak hour operations. As such, the proposed project is consistent with this General Plan policy.

10.TRANS. 2                    MAP - DRAINAGE 2                    RECOMMND

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

10.TRANS. 2                    SP - TS/TS REQUIRED                    INEFFECT

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 184.

10.TRANS. 3                    SP - IMPROVEMENT                    INEFFECT

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

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10. GENERAL CONDITIONS

10.TRANS. 7                    MAP - STD INTRO 3 (ORD 460/461)                    RECOMMND

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

10.TRANS. 8                    MAP - OFF-SITE PHASE                    RECOMMND

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

10.TRANS. 9                    MAP - TS/CONDITIONS                    RECOMMND

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)  
I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)  
Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - TS/CONDITIONS (cont.)

RECOMMND

Whitewood Road (NS) at Murrieta Hot Springs Road (EW).  
Margarita Road (NS) at Murrieta Hot Springs Road (EW)  
Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)  
SR-79 Winchester Road (NS) at Murrieta Hot Springs Road  
(EW)  
SR-79 Winchester Road (NS) at Benton Road (EW)  
SR-79 Winchester Road (NS) at Auld Road (EW)  
SR-79 Winchester Road (NS) at Thompson Road (EW)  
SR-79 Winchester Road (NS) at Nicolas Road (EW)  
SR-79 Winchester Road (NS) at Margarita Road (EW)  
Pourroy Road (NS) at Promontory Parkway (EW)  
Pourroy Road (NS) at Murrieta Hot Springs Road (EW)  
Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)  
Town View Avenue (NS) at Murrieta Hot Springs Road (EW)  
Briggs Road (NS) at Auld Road (EW)  
Auld Road (NS) at Pourroy Road (EW)  
Pourroy Road (NS) at Auld Road (EW)

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

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

10.TRANS. 10

SP - TS/SWAP CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic  
study submitted by Robert Kahn, John Kain and Associates  
for the subject project. The study has been prepared in  
accordance with accepted traffic engineering standards and  
practices, utilizing County-approved guidelines. We  
generally concur with the findings relative to traffic  
impacts.

The study indicates that it is possible to achieve a Level  
of Service "D" for the following intersections (some of  
which will require additional construction for mitigation  
at the time of development):

I-215 Freeway Southbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Alta Murrieta Drive (NS) at:  
Murrieta Hot Springs Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 10

SP - TS/SWAP CONDITIONS (cont.)

RECOMMND

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR 79) (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Hunter Road/Borel Road (EW)  
Rancho Club Drive (EW)  
Murrieta Hot Springs Road (EW)

I-215 Freeway Northbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Whitewood Road (NS) at:  
Murrieta Hot Springs Road (EW)

Date Street (NS) at:  
Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Leon Road (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Pourroy Road (NS) at:  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

The Comprehensive General Plan policies relative to the Southwest Area Community Plan (SWAP) require a minimum Level of Service "D" for peak hour operations. As such, the proposed project is consistent with this General Plan policy.

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10. GENERAL CONDITIONS

10.TRANS. 11                    SP - TS/TS REQUIRED                    RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 184.

10.TRANS. 12                    SP - IMPROVEMENT                    RECOMMND

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

10.TRANS. 13                    MAP - TS/NO CONDITIONS                    RECOMMND

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)
- I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)
- Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)
- Whitewood Road (NS) at Murrieta Hot Springs Road (EW)
- Margarita Road (NS) at Murrieta Hot Springs Road (EW)
- Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)
- SR-79 Winchester Road (NS) at Murrieta Hot Springs Road (EW)
- SR-79 Winchester Road (NS) at Benton Road (EW)
- SR-79 Winchester Road (NS) at Auld Road (EW)
- SR-79 Winchester Road (NS) at Thompson Road (EW)
- SR-79 Winchester Road (NS) at Nicolas Road (EW)
- SR-79 Winchester Road (NS) at Margarita Road (EW)
- Pourroy Road (NS) at Promontory Parkway (EW)
- Pourroy Road (NS) at Murrieta Hot Springs Road (EW)
- Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)
- Town View Avenue (NS) at Murrieta Hot Springs Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 13                    MAP - TS/NO CONDITIONS (cont.)                    RECOMMND

Briggs Road (NS) at Auld Road (EW)  
Auld Road (NS) at Pourroy Road (EW)  
Pourroy Road (NS) at Auld Road (EW)

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

Our review of the traffic study indicates that no  
extraordinary conditions of approval are required to  
achieve or maintain the required level of service.

10.TRANS. 14                    MAP - COUNTY WEB SITE                    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  
call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                    MAP - EXPIRATION DATE                    RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2                    SP - DURATION OF SP VALIDITY                    INEFFECT

The SPECIFIC PLAN shall remain valid for twenty (20) years from date of approval. Should the entire project not be built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should this time period lapse without build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN shall become null and void on February 4, 2006.

20.PLANNING. 4                    SP - DURATION OF SP VALIDITY                    INEFFECT

The SPECIFIC PLAN shall remain valid for twenty (20) years from date of approval. Should the entire project not be built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should this time period lapse without build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN shall become null and void on February 4, 2006.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1                    SP - COMPLETE CASE APPROVALS                    MET

Prior to approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.

30.PLANNING. 2                    SP - COMPLETE CASE APPROVALS                    MET

Prior to the approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - COMMON AREA PLANS                    MET

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

30.PLANNING. 3                    SP - COMMON AREA PLANS                    MET

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

30.PLANNING. 3                    SP - EA REQUIRED                    MET

An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

30.PLANNING. 4                    SP - EA REQUIRED                    MET

An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - EA REQUIRED (cont.)                    MET

other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

30.PLANNING. 4                    SP - SPECIAL STUDIES REQUIRED                    MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study / Report	Planning Area
a. Conceptual Grading Plan	All Planning Areas
b. Slope Stability Report	All Planning Areas where development will create slopes in excess of 2:1 or higher than 30 feet.
c. Archaeological Survey	3, 9
d. Focused Stephens Kangaroo Rat (SKR) Survey	All Planning Areas
e. Focused California Gnatcatcher	All Planning Areas
f. Wetlands Study	2, 5, 6A, 6B, 6C, 6D, 7, 9, 16
g. Acoustical Study	2, 5, 7, 9, 10, 11, 16, 17
h. Other, including full Biological Surveys (as determined by subsequent environmental assessments)	All Planning Areas

(Amended by Staff at the Board of Supervisors hearing on

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SPECIAL STUDIES REQUIRED (cont.) MET  
2/11/97.)

30.PLANNING. 5 SP - SPECIAL STUDIES REQUIRED MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below: Study / Report Planning Area

- a. Conceptual Grading Plan All Planning Areas
- b. Slope Stability Report All Planning Areas where development will create slopes in excess of 2:1 or higher than 30 feet.
- c. Archaeological Survey 3, 9
- d. Focused Stephens Kangaroo All Planning Areas Rat (SKR) Survey
- e. Focused California Gnatcatcher All Planning Areas
- f. Wetlands Study 2, 5, 6A, 6B, 6C, 6D, 7, 9, 16
- g. Acoustical Study 2, 5, 7, 9, 10, 11, 16, 17
- h. Other, including full Biological All Planning Areas Surveys (as determined by subsequent environmental assessments) (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 5 SP - INDIAN CONSULTATION NOTAPPLY

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.) within PLANNING AREAS 3, 5, AND 9, a condition of approval shall be applied to the implementing project requiring that:

"Monitoring of mitigation measures related to excavation and possible preservation of archaeological resources shall occur prior to site grading activities in the affected planning areas through an agreement with a qualified archaeologist. This agreement shall insure consultation with, and involvement by, the Pechanga Indian Reservation. A copy of said agreement shall be submitted to the Planning Department prior to the issuance of grading permits for grading in the affected planning areas."

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 6 SP - INDIAN CONSULTATION NOTAPPLY

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.) within

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6                    SP - INDIAN CONSULTATION (cont.)                    NOTAPPLY

PLANNING AREAS 3, 5, AND 9, a condition of approval shall be applied to the implementing project requiring that: "Monitoring of mitigation measures related to excavation and possible preservation of archaeological resources shall occur prior to site grading activities in the affected planning areas through an agreement with a qualified archaeologist. This agreement shall insure consultation with, and involvement by, the Pechanga Indian Reservation. A copy of said agreement shall be submitted to the Planning Department prior to the issuance of grading permits for grading in the affected planning areas."

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 6                    SP - DAM INUNDATION AREAS                    NOTAPPLY

Prior to the approval of any and each land division within Planning Areas 1, 2, 5, 9, a condition of approval shall be applied to the land division requiring the preparation of an Environmental Constraints Sheet (ECS) which shall be submitted as part of the plan check review of the final map. The condition of approval shall require that the following Environmental Constraints Note shall be placed on the ECS:

"DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation fro a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7                    SP - DAM INUNDATION AREAS                    .NOTAPPLY

Prior to the approval of any and each land division within Planning Areas 1, 2, 5, 9, a condition of approval shall be applied to the land division requiring the preparation of an Environmental Constraints Sheet (ECS) which shall be submitted as part of the plan check review of the final map. The condition of approval shall require that the following Environmental Constraints Note shall be placed on the ECS: "DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation fro a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake."

30.PLANNING. 7                    SP - MITIGATION MONITORING                    MET

EXHIBIT C  
MITIGATION MONITORING

An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for the SPECIFIC PLAN, imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - MITIGATION MONITORING

MET

EXHIBIT C  
MITIGATION MONITORING

An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for the SPECIFIC PLAN, imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

30.PLANNING. 9 SP - COMMON AREA MAINTENANCE

DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, a condition of approval shall be applied to the land division or development permit to ensure that they are owned and maintained as follows: a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas. b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded. c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permit for any approved development permit (use permit, plot plan, etc.).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10

SP - CC&R RES PUB COMMON AREA

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a public organization. The condition shall be implemented prior to the recordation of any final subdivision map, or prior to the issuance of building permits in the case of development permits and shall read as follows: The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall submit the following documents to the Planning Department for review along with the current fee, which shall be subject to the approval of that department and the Office of the County Counsel: 1. A signed and notarized declaration of covenants, conditions and restrictions; and, 2. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 3. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require activation of the property owners' association and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10            SP - CC&R RES PUB COMMON AREA (cont.)            NOTAPPLY

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 11            SP - CC&R RES PRI COMMON AREA            DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a private organization. The condition shall be applied prior to the recordation of any final map in the case of the land division, or prior to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11

SP - CC&R RES PRI COMMON AREA (cont.)

DEFERRED

issuance of building permits in the case of development permits and shall read as follows: The applicant shall submit the following documents to the Planning Department for review along with the current fee, which documents shall be subject to the approval of that department and the Office of the County Counsel: 1. A signed and notarized declaration of covenants, conditions and restrictions; and, 2. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 3. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim: "Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)DEFERRED

maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 12 SP - GNATCATCHER CLEARANCE NOTAPPLY

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following: Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

30.PLANNING. 13 SP - PARK (PA 4) REQUIREMENTS NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 1, 2, 5, and 10, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park

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30.PLANNING. 13            SP - PARK (PA 4) REQUIREMENTS (cont.)            NOTAPPLY

District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 1, 2, 5, and 10, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 14            SP - PARK (PA 8) REQUIREMENTS            NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 7 and 11, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 8. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 8 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Areas 7 and 11, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 300th final inspection or occupancy permit within Planning Area 7 and 11, the park designated as Planning Area 8 shall be constructed in accordance with approved park plans and fully operational.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMMON AREA MAINTENANCE

DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, a condition of approval shall be applied to the land division or development permit to ensure that they are owned and maintained as follows:

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

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

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

30.PLANNING. 15 SP - PARK (PA 13) REQUIREMENT

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 9 and 16, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 13. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 13 and with the requirements of the Valley-Wide Recreation and Park

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15            SP - PARK (PA 13) REQUIREMENT (cont.)            NOTAPPLY

District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 13, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 250th final inspection or occupancy permit within Planning Areas 9 and 16, the park designated as Planning Area 13 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 15            SP - CC&R RES PUB COMMON AREA            DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a public organization. The condition shall be implemented prior to the recordation of any final subdivision map, or prior to the issuance of building permits in the case of development permits and shall read as follows:

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall submit the following documents to the Planning Department for review along with the current fee, which shall be subject to the approval of that department and the Office of the County Counsel:

1. A signed and notarized declaration of covenants, conditions and restrictions; and,

2. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15                    SP - CC&R RES PUB COMMON AREA (cont.)                    DEFERRED

is incorporated therein by reference; and,

3. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_\_' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)DEFERRED

subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 15 SP - CC&R RES PRI COMMON AREA DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a private organization. The condition shall be applied prior to the recordation of any final map in the case of the land division, or prior to the issuance of building permits in the case of development permits and shall read as follows:

The applicant shall submit the following documents to the Planning Department for review along with the current fee, which documents shall be subject to the approval of that department and the Office of the County Counsel:

1. A signed and notarized declaration of covenants, conditions and restrictions; and,
2. A sample document, conveying title to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15            SP - CC&R RES PRI COMMON AREA (cont.)            DEFERRED

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

3. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)DEFERRED

considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 16 SP - MEET PHASE CONDITIONS DEFERRED

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

30.PLANNING. 16 SP - GNATCATCHER CLEARANCE NOTAPPLY

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following:

Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16            SP - GNATCATCHER CLEARANCE (cont.)            NOTAPPLY

Conservation Planning program established by the State of California.

30.PLANNING. 17            SP - PLANNING AREA LEGAL            DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

30.PLANNING. 17            SP - PARK (PA 4) REQUIREMENTS            NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 1, 2, 5, and 10, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 1, 2, 5, and 10, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP - SCHOOL MITIGATION

DEFERRED

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Temecula Valley Unified School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

30.PLANNING. 18

SP - PARK (PA 8) REQUIREMENTS

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 7 and 11, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 8. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 8 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Areas 7 and 11, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 300th final inspection or occupancy permit within Planning Area 7 and 11, the park designated as Planning Area 8 shall be constructed in accordance with approved park plans and fully operational.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19

SP - SKR FEE CONDITION

DEFERRED

The SPECIFIC PLAN is located entirely within the Riverside County Ordinance No. 663 fee area boundary. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which is within the Riverside County Ordinance No. 663 fee area boundary, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee, if any, required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction, refund or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 798.0 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be amended, or rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that amendment or ordinance shall be required. (Amended by the Board of Supervisors at its hearing on 2/11/97.)

30.PLANNING. 19

SP - PARK (PA 13) REQUIREMENTS

DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 9 and 16, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "~~SP - COMMON AREA~~ MAINTENANCE" for the park site identified as Planning Area 13. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 13 and with the requirements of the Valley-Wide Recreation and Park District or other entity

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19                    SP - PARK (PA 13) REQUIREMENTS (cont.)                    DEFERRED

set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 13, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 250th final inspection or occupancy permit within Planning Areas 9 and 16, the park designated as Planning Area 13 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 20                    SP - SKR PLAN & OCC HABITAT                    MET

The SPECIFIC PLAN is entirely within the Long Term Habitat Conservation Plan for the Stephens' kangaroo rat and contains known occupied Stephen's kangaroo rat habitat. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which contains known occupied habitat, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first: a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and, b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services County for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes. c. Notwithstanding the forgoing,

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30.PLANNING. 20            SP - SKR PLAN & OCC HABITAT (cont.)            MET

biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application for the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

30.PLANNING. 20            SP - MEET PHASE CONDITIONS            DEFERRED

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

30.PLANNING. 21            SP - PLANNING AREA LEGAL            DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

30.PLANNING. 22            SP - SCHOOL MITIGATION            DEFERRED

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Temecula Valley Unified School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22                    SP - SCHOOL MITIGATION (cont.)                    DEFERRED

requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

30.PLANNING. 23                    SP - SKR FEE CONDITION                    MET

The SPECIFIC PLAN is located entirely within the Riverside County Ordinance No. 663 fee area boundary. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which is within the Riverside County Ordinance No. 663 fee area boundary, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires he payment of the appropriate fee set forth in that ordinance. The amount of the fee, if any, required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction, refund or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 798.0 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be amended, or rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that amendment or ordinance shall be required. (Amended by the Board of Supervisors at its hearing on 2/11/97.)

30.PLANNING. 24                    SP - SKR PLAN & OCC HABITAT                    NOTAPPLY

The SPECIFIC PLAN is entirely within the Long Term Habitat Conservation Plan for the Stephens' kangaroo rat and contains known occupied Stephen's kangaroo rat habitat. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which contains known occupied habitat, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, a building permit for the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - SKR PLAN & OCC HABITAT (cont.)

NOTAPPLY

construction of a primary structure, a mobilehome site. preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services County for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application for the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD

DEFERRED

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. South Coast Air Quality Management District (SCQAMD)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1                      SP - SP184A2/TS REGIONAL COORD (cont.)                      DEFERRED

- c. Riverside Transit Agency (RTA)
- d. Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

[Note: This condition must be satisfied for the entire Specific Plan prior to the approval of the first residential subdivision. Any requirements of these agencies to comply with this condition shall be implemented, if applicable, on all development projects.

Clearance is no longer required from the South Coast Air Quality Management District (SCQAMD) or the Riverside County Transportation Commission (RCTC), since these agencies no longer provide this review.

30.TRANS. 1                      SP - SP184A2/TS REGIONAL COORD                      DEFERRED

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. South Coast Air Quality Management District (SCQAMD)
- c. Riverside Transit Agency (RTA)
- d. Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

[Note: This condition must be satisfied for the entire Specific Plan prior to the approval of the first residential subdivision. Any requirements of these agencies to comply with this condition shall be implemented, if applicable, on all development projects.

Clearance is no longer required from the South Coast Air Quality Management District (SCQAMD) or the Riverside County Transportation Commission (RCTC), since these agencies no longer provide this review.]



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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2

MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 3

MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                    MAP AD161/SG CH EXEMPTION                    RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

50.FLOOD RI. 2                    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.

50.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

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

50.FLOOD RI. 5                    MAP WRITTEN PERM FOR GRADING                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan which was adopted by the Board of

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                    MAP ADP FEES (cont.)                    RECOMMND

Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

50.FLOOD RI. 10                  MAP ONSITE EASE ON FINAL MAP                  RECOMMND

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

50.FLOOD RI. 11                  MAP ZONE 7 PRESENT WORTH MAINT                  RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

50.PLANNING. 1                  MAP - PREPARE A FINAL MAP                  RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    RECOMMND

Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP in Rancho Bella Vista Specific Plan No. 184A2, SC2 Planning Area 7 shall have the following minimum lot sizes: Lots 1 - 85 shall have a 4,500 square foot minimum lot size; Lots 86 - 187 shall have a 5,000 square foot minimum lot size; Lots 188 - 251 shall have a 6,000 square foot minimum lot size.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460, except for lots 1-14, 19-24, 28-30, 55-61, 81-82, 110-125, 144, 188-189, 215-220, 223-228, and 249-250, that do not meet the depth to width ratio.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until Specific Plan No. 184A2, Substantial Conformance No. 3 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5                    MAP - ANNEX TO PARK DISTRICT                    RECOMMND

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

50.PLANNING. 6                    MAP - QUIMBY FEES (1)                    RECOMMND

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

50.PLANNING. 7                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 9                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

The following Environmental Constraints Note shall be placed on the ECS: "Lot Nos. 54-61, 108-125, 162-165, and 214-228, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9                   MAP - ECS NOTE RIGHT-TO-FARM (cont.)                   RECOMMND

bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 10                  MAP   ECS NOTE MT PALOMAR LIGHT                   RECOMMND

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

50.PLANNING. 12                  MAP - AG/DAIRY NOTIFICATION                   RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 13                  MAP - FEE BALANCE                   RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 14                  MAP - CC&R RES POA COM. AREA               RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall:

- a) provide for a minimum term of 60 years,
- b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common,
- c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and
- d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'FL01', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map. This condition implements condition 30.Planning.11 of the Specific Plan.

50.PLANNING. 16 MAP - AVIATION EASEMENTS RECOMMND

Prior to map recordation, provide an aviation easement to the French Valley Airport

50.PLANNING. 17 MAP - COMMON AREA MAINTENANCE RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:  
a. A permanent master maintenance organization shall be established for Tract Map No. 31871, to assume ownership and maintenance responsibility for all common recreation,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17                    MAP - COMMON AREA MAINTENANCE (cont.)                    RECOMMND

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Lot A - Open Space, Lot B - Detention Basin, Lot 252 - Passive Park, and Lot 253 - Active Park. This condition implements 30.PLANNING.9 of the Specific Plan.

50.PLANNING. 18                    MAP - PLANNING AREA LEGAL                    DEFERRED

PRIOR TO MAP RECORDATION, the applicant, or the successor-in-interest, shall submit to the Planning Department correct legal descriptions for Planning Area No's 7 and 8, within which the project is located. This condition implements 30.PLANNING.17 of the Specific Plan.

50.PLANNING. 19                    USE- 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 USE- LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 2 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 5 MAP - EASEMENT/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5                      MAP - EASEMENT/SUR (cont.)                      RECOMMND

map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 6                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Promontory Parkway and so noted on the final map.

50.TRANS. 7                      MAP - STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 8                      MAP - STREET NAME SIGN                      RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 13                      MAP - SOILS 2                      RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 14                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 16                      MAP - STREETLIGHT PLAN                      RECOMMND

A separate street light plan is required for this project.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                    MAP - STREETLIGHT PLAN (cont.)                    RECOMMND

Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 23                    MAP - ASSESSMENT DIST 1                    RECOMMND

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

50.TRANS. 25                    MAP- CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 29                    MAP- UTILITY PLAN                    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.

50.TRANS. 34                    MAP - DEDICATION                    RECOMMND

Interior streets are designated as Local Road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

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50.TRANS. 34

MAP - DEDICATION (cont.)

RECOMMND

Springs Canyon Drive (between Wild Meadow Drive and Rose Arbor Circle) is designated as a local road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Fairbrook Drive is designated as a local road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Springs Canyon Drive along the park site is designated as a enhanced local road and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A" and as approved by the Director of Transportation. (44'/66') (Modified for reduced sidewalk from 11' to 6'.)

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

Spring Canyon Drive (Entry) is designated as an entry road and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased right-of-way from 74' to 76' and increased AC improvement from 44' to 46').

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway.

2. A 6' landscaped entry median shall be constructed at the centerline of the street.

Fairbrook Drive (Entry) is designated as an entry road and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34                      MAP - DEDICATION (cont.) (cont.)                      RECOMMND

shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased right-of-way from 74' to 76' and increased AC improvement from 44' to 46'.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

2. A 6' landscaped entry median shall be constructed at the centerline of the street.

50.TRANS. 35                      MAP - EXISTING MAINTAINED                      RECOMMND

Promontory Parkway along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right-of-way from 50' to 44'.)

NOTE: A 5' sidewalk shall be constructed 7' from the curb line within the 12' parkway.

50.TRANS. 36                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 36 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 37 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Promontory Parkway, Pacific Park Drive, entry streets (Spring Canyon Drive and Fairbrook Drive).

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.



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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP-G2.1 GRADING BONDS                    RECOMMND

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

60.BS GRADE. 2                    MAP-G2.3SLOPE EROS CL PLAN                    RECOMMND

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

60.BS GRADE. 3                    MAP-G2.4GEOTECH/SOILS RPTS                    RECOMMND

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

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

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

60.BS GRADE. 4                    MAP-G2.7DRNAGE DESIGN Q100                    RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G2.7DRNAGE DESIGN Q100 (cont.)                    RECOMMND

Control and Water Conservation District.

60.BS GRADE. 7                    MAP-G2.14OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 12                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 13                    MAP IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT (cont.)

RECOMMND

Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact HazMat at (951) 358-5055.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP AD161/SG CH EXEMPTION

RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1                    MAP AD161/SG CH EXEMPTION (cont.)                    RECOMMND

been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

60.FLOOD RI. 2                    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.

60.FLOOD RI. 3                    MAP EROS CNTRL AFTER RGH GRAD                    RECOMMND

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

60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

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

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract 31871M1 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SKR FEE CONDITION

DEFERRED

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 84.7 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. This condition implements 30.PLANNING.19 of the Specific Plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 3 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 4 GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of SPECific Plan 184 requirements, archaeological monitopring shall be required for this implementing project.

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

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. 6 GEN- TRIBAL MONITORING RECOMMND

As a result of SPecific Plan 184 requirements, tribal monitoring of the grading for this implementing project shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract 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 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 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.

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 Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 GEN- TRIBAL MONITORING (cont.)

RECOMMND

resources, and shall consult with the County and developer/permit holder throughout the process.

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

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP AD161/SG CH EXEMPTION

RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

80.FLOOD RI. 2 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 building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract 31871M1 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

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

80.PLANNING. 3                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 4                    MAP - CONFORM FINAL SITE PLAN                    RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 5                    MAP - DA COMPLIANCE                    NOTAPPLY

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that property[ies] located within Development Agreement No. 7, Amendment No. 1 complies with all of the requirements of the development agreement.

80.PLANNING. 6                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law. This condition implements 30.PLANNING.18 of the Specific Plan.

80.PLANNING. 7                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80.PLANNING. 9

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. Proposed entry monuments shall substantially conform to Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 10

MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 11

MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - FINAL SITE PLAN (cont.)

RECOMMND

elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP - WALLS/FENCING PLANS

RECOMMND

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

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

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

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height, or other approved material indicated in Figure IV-34 of the Rancho Bella Vista Specific Plan No. 184A2, Substantial Conformance No. 2. This may include stucco, split rail, tubular steel, and wood siding material for community theme walls. The maximum height of walls or fencing shall be six (6) feet in height.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12                    MAP - WALLS/FENCING PLANS (cont.)                    RECOMMND

view shall have fences or walls constructed of decorative block,  
H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)  
I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.  
J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.  
K. Proposed walls and/or fences shall substantially conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

80.PLANNING. 14                    MAP - MEET PHASE CONDITIONS                    RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant, or successor-in-interest, shall first obtain clearance from the Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question. This condition implements 30.PLANNING.20.

80.PLANNING. 19                    USE - 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,

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80.PLANNING. 19

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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.

2)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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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.

80.PLANNING. 20 USE - 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 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.

80.PLANNING. 21 MAP- DA COMPLIANCE RECOMMND

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that properties located within Development Agreement No. 7, Amendment No. 3 complies with all of the requirements of the development agreement.



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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                   MAP-G4.1E-CL 4:1 OR STEEPER                   RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2                   MAP-G4.2 1/2"/FT/3FT MIN                   RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1                   MAP - VERIFICATION INSPECTION                   RECOMMND

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

Riverside office     (951)955-4777  
Indio office         (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                   MAP BMP - EDUCATION                   RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                    MAP BMP - EDUCATION (cont.)                    RECOMMND  
orders.

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

90.FLOOD RI. 3                    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.

PLANNING DEPARTMENT

90.PLANNING. 2                    MAP - QUIMBY FEES (2)                    RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 3                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 4                    MAP - FENCING COMPLIANCE                    RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                    MAP - SKR FEE CONDITION                    NOTAPPLY

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 84.7 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7                    MAP - ROLL-UP GARAGE DOORS                    RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                    USE - LC LNDS CP 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.

90.PLANNING. 14                    USE - LC COMPLY W/ LNDS CP/ IRR                    RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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.

90.PLANNING. 15 GEN - CULTURAL RESOURCES RPT 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. 1 MAP - 80% COMPLETION 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

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 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. 3

MAP - STREET LIGHTS INSTALL

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      MAP - STREET LIGHTS INSTALL (cont.)                      RECOMMND

(IID's) pole standard.

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

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

90.TRANS. 4                      MAP - UTILITY INSTALL                      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.

90.TRANS. 10                      MAP - WRCOG TUMF DA 7                      RECOMMND

This tract is within First Amended and Restated Development Agreement No. 7 (DA No. 7), which was adopted on July 12, 1997. Section 3.6.1. (b) of DA No. 7 provides that development exactions, such as the TUMF, which were adopted subsequent to DA No. 7 shall not apply for the first 10 years following the adoption of DA No. 7. Therefore, prior to July 12, 2007, the TUMF fee shall not apply to the project. However, beginning July 12, 2007 and thereafter, prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 11                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1                      SP - COUNTY RES BUILD PERMITS                      RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

100.PLANNING. 3                      SP - COUNT RES BUILD PERMITS                      INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP\*- DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31871 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31871, Exhibit FL01, dated August 16, 2006.

CONCEPTUAL LANDSCAPING = Tentative Tract Map No. 31871, Exhibit L, dated October 4, 2006.

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

10. EVERY. 2 MAP\*- PROJECT DESCRIPTION

INEFFECT

The land division hereby permitted is a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park, one 3.5 acre active park, one 2.0-acre open space lot, and a detention basin.

10. EVERY. 3 MAP - HOLD HARMLESS

INEFFECT

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

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.



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10. GENERAL CONDITIONS

10. EVERY. 3                      SP - DEFINITIONS                      INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 184, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 6270.

DEVELOPMENT AGREEMENT = Amendment No. 1 to Development Agreement No. 7.

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      INEFFECT

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

10. EVERY. 4                      SP - ORDINANCE REQUIREMENTS                      INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5                      SP - LIMITS OF SP DOCUMENT                      INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 1                    SP - GIN INTRODUCTION                    INEFFECT

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

10.BS GRADE. 2                    MAP-G1.2 OBEY ALL GDG REGS                    INEFFECT

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

10.BS GRADE. 2                    SP\*GSP-1 ORD. NOT SUPERSEDED                    INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3                    MAP-G1.3 DISTURBS NEED G/PMT                    INEFFECT

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

10.BS GRADE. 3                    SP\*GSP-2 GEO/SOIL TO BE OBEYED                    INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    SP- MASS GRADING                    INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.5b shall be obtained from the Planning Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

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10. GENERAL CONDITIONS

10.BS GRADE. 5                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 8                    SP-G1.3 DISTURBS NEED G/PM                    INEFFECT

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

10.BS GRADE. 9                    MAP\* - NO GRDG & SUBDIVIDING                    INEFFECT

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 9                    SP-G1.4 NPDES/SWPPP                    INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: EFFECTIVE OCTOBER 1, 1992, OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE N.P.D.E.S.' (National Pollutant Discharge Elimination System) REQUIREMENT TO OBTAIN A CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB). THE CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 10                    SP-G1.5 EROS CNTRL PROTECT                    INEFFECT

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

10.BS GRADE. 11                    SP-G1.6 DUST CONTROL                    INEFFECT

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

10.BS GRADE. 12                    SP-G2.1 GRADING BONDS                    INEFFECT

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

10.BS GRADE. 13                    SP-G2.2 IMPORT/EXPORT                    INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

10.BS GRADE. 14                    SP-G2.3SLOPE EROS CL PLAN                    INEFFECT

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

10.BS GRADE. 15                    SP-G2.4GEOTECH/SOILS RPTS                    INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 15            SP-G2.4GEOTECH/SOILS RPTS (cont.)            INEFFECT

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

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

10.BS GRADE. 16            SP-G2.5 2:1 MAX SLOPE RATIO            INEFFECT

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

10.BS GRADE. 17            SP-G2.6SLOPE STABILTY ANLY            INEFFECT

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 18            SP-G2.7DRNAGE DESIGN Q100            INEFFECT

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

10.BS GRADE. 19            SP-G2.8MINIMUM DRNAGE GRAD            INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 20            SP-G2.9DRNAGE & TERRACING            INEFFECT

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading".

10.BS GRADE. 21            SP-G2.10 SLOPE SETBACKS            INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 22                    SP-G2.11DR WAY XING NWC                    INEFFECT

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

10.BS GRADE. 23                    SP-G2.12SLOPES IN FLOODWAY                    INEFFECT

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 24                    SP-G2.13FIRE D'S OK ON DR.                    INEFFECT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 25                    SP-G2.14OFFSITE GDG ONUS                    INEFFECT

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

10.BS GRADE. 31                    SP-G2.23 OFFST. PAVED PKG                    INEFFECT

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 32                    SP-G3.1NO B/PMT W/O G/PTM                    INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 37                    SP-G4.1E-CL 4:1 OR STEEPER                    INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist.

10.BS GRADE. 38                    SP-G4.2 1/2"/FT/3FT MIN                    INEFFECT

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

10.BS GRADE. 39                    SP-G4.3PAVING INSPECTIONS                    INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - RANCHO BELLA VISTA                    INEFFECT

WATER/SEWER: (John Silva, P.E. Senior Public Health Engineer) The proposed project will receive water supply and sanitary sewer service from Eastern Municipal Water District (EMWD). According to the EIR, almost all of the pipeline(s) and water storage tank(s), needed to serve the project are existing. Some pipeline installation and a temporary lift station will need to be constructed.

Proposed land uses are mentioned on page III. A-6, i.e., schools, parks, parkways, etc. On page III A-18 the report states that "Eastern Municipal Water District has developed a District-wide reclaimed water facilities master plan:...The project developer shall submit information to the EMWD which describes estimates of the projects reclaimed water demands.

Based on the proposed land uses, reclaimed water could be used for landscape irrigation on 60-80 acres. Considering the fact that a 12" tertiary reclaimed water line exists adjacent the project, the entire project could effectively

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10. GENERAL CONDITIONS

10.E HEALTH. 1                    SP - RANCHO BELLA VISTA (cont.)                    INEFFECT

and safely utilize the entire 660,000 gallon wasteflow from the project.

EMWD should commit to their reclamation requirements now and resolve any commitments or entitlements to reclaimed users.

SOLID WASTE: (Chuck Strey, P.E., Civil Engineer) No further comments. All of my concerns in letter dated 12/05/95 have been addressed in this version.

FIRE DEPARTMENT

10.FIRE. 1                    MAP-#50-BLUE DOT REFLECTORS                    INEFFECT

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

10.FIRE. 1                    SP-#71-ADVERSE IMPACTS                    INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2                    MAP-#16-HYDRANT/SPACING                    INEFFECT

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



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10. GENERAL CONDITIONS

10.FIRE. 2                      MAP-#16-HYDRANT/SPACING (cont.)                      INEFFECT

duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

10.FIRE. 2                      SP-#86-WATER MAINS                      INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3                      SP-#56-IMPACT MITIGATION                      INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4                      SP-#87-OFF-SET FUNDING                      INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5                      SP-#96-ROOFING MATERIAL                      INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 6                      SP-#97-OPEN SPACE                      INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

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10. GENERAL CONDITIONS

10.FIRE. 7                                  SP-#100-FIRE STATION                                  INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 8                                  SP- CONDITIONS                                  INEFFECT

FLAG LOTS SHALL NOT BE PERMITTED.  
  
ALL PLANNING AREAS ARE CONSIDERED CONCEPTUAL. FINAL CONDITIONS WILL BE ADDRESSED AT EACH TRACT PHASE, AS TRACT MAPS ARE SUBMITTED FOR REVIEW.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                                  MAP FLOOD HAZARD REPORT                                  INEFFECT

Tract 31871 is a proposal to subdivide an approximately 84.7-acre site into approximately 260 residential units along with open space and a water quality basin. The project is located within Planning Areas No. 7 and 8 of Specific Plan No. 184 (Rancho Bella Vista) in the French Valley area on the north side of Promontory Parkway west of Pacific Park Drive.

The drainage infrastructure constructed with Tract 28753, located south of this site, provides significant protection from storm runoff that was tributary to the site from the south. However, the District is concerned about the impact of water quality and increased runoff on downstream properties caused by this development. A water quality/detention basin is proposed in the northwest corner of the site to address this concern. The engineer has submitted to the District, along with supporting calculations, an Exhibit 'FL' dated June 27, 2006 showing a detailed grading plan for the proposed basin. This basin was located in several separate lots and was unacceptable. Exhibit 'FL01', dated August 16, 2006, was submitted to the District and Planning and locates the basin in a single lettered lot (Lot B). While a 6-foot bench will be required along the basin's western boundary, the basin appears to meet the District's criteria and is acceptable.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

INEFFECT

Runoff from Lot 252 (Passive Park) in the eastern portion of the site is collected in a swale and conveyed to 2 storm drain inlets located in the vicinity of Lots 245 and 251. This storm drain conveys the runoff from this lot and combines it with the runoff generated in the central portion of the site and discharges to an existing low in the vicinity of Lot 222. Minor flows in the storm drain are split off to a bio-swale. Maintenance access to the downstream end of the bio-swale and access with a turnaround to the mainline for the storm drain outlet will be required.

Minor offsite flows from an approximately 6-acre drainage area impact along the site's western boundary. A 6-foot bottom rectangular channel is proposed which will protect the lots along this boundary and intercept the flows from this drainage area. Flows will be conveyed north to an existing low at the north boundary of the site in the vicinity of the water quality/detention basin.

The project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT

INEFFECT

Rancho Bella Vista proposes to construct 1998 dwelling units with schools on 800 acres in the Temecula area, east of Winchester Road at Murrieta Hot Springs Road.

This project is in the Murrieta Creek/Santa Gertrudis Valley Subwatershed Area Drainage Plan, drainage fees are due as the project develops.

The main hydrologic feature of the project is Tocalota

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.)

INEFFECT

Creek which has a 100-year peak discharge of 5930 cfs. The flood plain crosses the north part of the site from east to west and is well-defined in this reach. The plan proposes to leave the stream as open space except for a road crossing to the east.

The Master Drainage Plan for Rancho Bella Vista proposes to collect the onsite runoff from the northern part of the project into a storm drain system that would discharge into Tocalota Creek. The southern part of the project would drain to storm drain that would discharge at Murrieta Hot Springs Road.

10.FLOOD RI. 2 MAP BASIN CRITERIA

INEFFECT

In cases where embankment is required the following criteria shall be met:

1. Embankment fill slopes (external and internal) may be no steeper than 4H:1V.
2. Basin embankment height will be based on the vertical distance from 100-year event overflow water surface to lowest adjacent toe of embankment fill.
3. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet.
4. For embankments 5 feet or less, the minimum top width shall be 6 feet.
5. Basin embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.
6. Basin embankments greater than 3 feet in height must be constructed by excavating a key equal to 50% of the berm embankment cross-sectional height and width. This requirement may be waived if specifically recommended by a geotechnical engineer.
7. The embankment shall be constructed of soil placed in 6-inch lifts compacted to at least 95% of maximum dry density, within 2 percentage points of the optimum moisture

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10. GENERAL CONDITIONS

10.FLOOD RI. 2                    MAP BASIN CRITERIA (cont.)                    INEFFECT

content, modified proctor method ASTM D1557.

8.Retaining walls are not permitted as support for embankment fill for basins. (outlet structure excepted)

9.Embankment proposed over storm drain shall have a top width equal to the required easement or put another way, the District policy of no side slopes in storm drain easements must be respected.

10.FLOOD RI. 2                    SP TUCALOTA CREEK MAINT                    INEFFECT

Tucolota Creek shall be mapped as a 100 year flood plain. No encroachment into the flood plain shall be allowed and some additional setback should be included to account for potential bank erosion, and conservative freeboard (about 3 feet) should be used to account for vegetative growth and siltation. The maintenance of this stream, such as the removal of trash or of excess and dead vegetation, should be the responsibility of a parks district or County Service Area or similar entity.

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW                    INEFFECT

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    INEFFECT

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    INEFFECT

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS (cont.)                    INEFFECT

submitted to the District for review.

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN                    INEFFECT

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7                    MAP OWNER MAINT NOTICE                    INEFFECT

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    INEFFECT

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12                    MAP INCREASED RUNOFF                    INEFFECT

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

INEFFECT

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

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10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA (cont.)                    INEFFECT

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 17                    XXM SUBMIT FINAL WQMP >PRELIM                    INEFFECT

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control 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



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10.FLOOD RI. 17                   XXM SUBMIT FINAL WQMP >PRELIM (cont.)                   INEFFECT

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 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. final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. 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. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18                   MAP WQMP ESTABL MAINT ENTITY                   INEFFECT

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on

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10. GENERAL CONDITIONS

10.FLOOD RI. 18                   MAP WQMP ESTABL MAINT ENTITY (cont.)                   INEFFECT

the selected maintenance entity.

10.FLOOD RI. 19                   MAP AD161/SG CH EXEMPTION                   INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

PLANNING DEPARTMENT

10.PLANNING. 1                   MAP - GEO NO.1542                   INEFFECT

County Geologic Report (GEO) No. 1542, submitted for this project (TR31871), was prepared by Pacific Soils Engineering, Inc and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No. 31871, Rancho Bella Vista, Phase 4, County of Riverside, California", dated September 23, 2005.

GEO No. 1542 concluded:

1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite.

2.Active faults are not known to exist with the project site.

3.The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about 9 kilometers southwest of the site.

4.The eastern extension of the potentially active Murrieta Hot Springs fault is located south of the project site.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO NO.1542 (cont.)

INEFFECT

5.Liquefaction potential within bedrock materials on the site is considered to be extremely low.

6.There is liquefaction potential within alluvial materials on the site, however, these materials will be removed during site grading.

7.The potential for rockfall hazards on the site is considered to be minimal.

8.Proposed cut and fill slopes are considered to be stable as designed.

GEO No. 1522 recommended:

1.Area with alluvium shall require removal and recompaction for structures, which will result in remote potential for liquefaction.

2.The project-engineering geologist shall inspect all cut slopes during site grading operations.

GEO No. 1542 satisfies the requirement for a Geologic study for Planning/CEQA purposes. GEO No. 1542 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 1 SP - GEOTECHNICAL REPORTS

INEFFECT

A COMPREHENSIVE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EACH DEVELOPMENT PROJECT WITHIN THIS SPECIFIC PLAN. THE REPORT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT ENGINEERING GEOLOGIST FOR REVIEW AND APPROVAL CONCURRENTLY WITH THE DEVELOPMENT APPLICATION SUBMITTAL. THE GEOTECHNICAL REPORT SHALL BE A SITE-SPECIFIC REPORT PREPARED FOR THE PROPOSED DEVELOPMENT PROJECT AND SHALL ADDRESS, BUT NOT BE LIMITED TO THE FOLLOWING GEOTECHNICAL PARAMETERS, SITE SOIL AND FOUNDATION CONDITIONS, PRIMARY

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10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - GEOTECHNICAL REPORTS (cont.)                    INEFFECT

AND SECONDARY SEISMIC HAZARDS, SITE GEOLOGIC CONDITIONS,  
AND APPROPRIATE RECOMMENDATIONS FOR SITE GRADING, ALLUVIAL  
REMOVALS, AND FOUNDATIONS.

10.PLANNING. 2                    MAP - MAP ACT COMPLIANCE                    INEFFECT

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

10.PLANNING. 2                    SP - REQUIRED FOR AMENDMENTS                    NOTAPPLY

Any amendment to the SPECIFIC PLAN, even though it may  
affect only one portion of the specific plan, shall be  
accompanied by a complete specific plan document, in both  
paper and electronic formats, which includes the entire  
specific plan, including both changed and unchanged parts.

10.PLANNING. 3                    MAP - FEES FOR REVIEW                    INEFFECT

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

10.PLANNING. 3                    SP - MAINTAIN AREAS & PHASES                    INEFFECT

All planning area and phase numbers shall be maintained  
throughout the life of the SPECIFIC PLAN, unless changed  
through the approval of a specific plan amendment  
accompanied by a revision to the complete specific plan  
document.

10.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS                    NOTAPPLY

A land division filed for the purposes of phasing or  
financing shall not be considered an implementing  
development application for the purposes of the Planning  
Department's conditions of approval.

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10. GENERAL CONDITIONS

10.PLANNING. 5                    MAP - LANDSCAPE MAINTENANCE                    INEFFECT

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

10.PLANNING. 5                    SP - DUAL WATER SYSTEM                    INEFFECT

All implementing development proposals shall be reviewed by the Eastern Municipal Water District and the County for the appropriateness of requiring dual water systems to be provided in common open space areas for the use of reclaimed water. (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

10.PLANNING. 7                    SP - RECYCLING PROGRAM                    INEFFECT

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for compliance with Riverside County recycling requirements.

10.PLANNING. 8                    MAP - NO OFFSITE SIGNAGE                    INEFFECT

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 8                    SP - DEVELOPMENT STANDARDS                    INEFFECT

Lots created by land divisions with the SPECIFIC PLAN shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

10.PLANNING. 9                    SP - ALUC CONDITIONS                    INEFFECT

The developer shall comply with the Conditions of Approval set forth in the Airport Land Use Commission (ALUC) Staff Report dated January 15, 1997. These conditions of approval are as follows:

1. Provide Avigation Easements to the French Valley Airport.
2. Incorporate noise attenuation measures into the

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10. GENERAL CONDITIONS

10.PLANNING. 9 SP - ALUC CONDITIONS (cont.) INEFFECT

building construction to insure interior noise levels are at or below 45 decibel levels.

3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 10 MAP - RES. DESIGN STANDARDS INEFFECT

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Ranch Bella Vista Specific Plan No. 184A2, SC2, Planning Area No's 7 and 8.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a park, a school site, or open space area, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 45 feet.
- g. The maximum height of any building in Planning Area 7 is 40 feet.
- h. The minimum parcel size in Planning Area 7 is 4,500 square feet.
- j. No more than 60% of the lot in Planning Area 7 shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 11 MAP - NPDES COMPLIANCE (1) INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF)

INEFFECT

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

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

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE

INEFFECT

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15                    MAP - DESIGN GUIDELINES                    INEFFECT

The project shall conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines, adopted June 17, 1997.

10.PLANNING. 16                    STKP- OFF-HIGHWAY VEHICLE USE                    INEFFECT

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

10.PLANNING. 17                    MAP - SUBMIT BUILDING PLANS                    INEFFECT

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

10.PLANNING. 19                    MAP - LIGHTING                    INEFFECT

Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky (light must be downward facing).

10.PLANNING. 20                    MAP - IF HUMAN REMAINS FOUND                    INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.



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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS

INEFFECT

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)  
I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)  
Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)  
Whitewood Road (NS) at Murrieta Hot Springs Road (EW)  
Margarita Road (NS) at Murrieta Hot Springs Road (EW)  
Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)  
SR-79 Winchester Road (NS) at Murrieta Hot Springs Road (EW)  
SR-79 Winchester Road (NS) at Benton Road (EW)  
SR-79 Winchester Road (NS) at Auld Road (EW)  
SR-79 Winchester Road (NS) at Thompson Road (EW)  
SR-79 Winchester Road (NS) at Nicolas Road (EW)  
SR-79 Winchester Road (NS) at Margarita Road (EW)  
Pourroy Road (NS) at Promontory Parkway (EW)  
Pourroy Road (NS) at Murrieta Hot Springs Road (EW)  
Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)  
Town View Avenue (NS) at Murrieta Hot Springs Road (EW)  
Briggs Road (NS) at Auld Road (EW)  
Auld Road (NS) at Pourroy Road (EW)  
Pourroy Road (NS) at Auld Road (EW)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1            MAP - TS/CONDITIONS (cont.)            INEFFECT  
                        service.

10.TRANS. 1            SP - TS/SWAP CONDITIONS            INEFFECT

The Transportation Department has reviewed the traffic study submitted by Robert Kahn, John Kain and Associates for the subject project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development):

I-215 Freeway Southbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Alta Murrieta Drive (NS) at:  
Murrieta Hot Springs Road (EW)

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR 79) (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Hunter Road/Borel Road (EW)  
Rancho Club Drive (EW)  
Murrieta Hot Springs Road (EW)

I-215 Freeway Northbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Whitewood Road (NS) at:  
Murrieta Hot Springs Road (EW)

Date Street (NS) at:  
Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1                      SP - TS/SWAP CONDITIONS (cont.)                      INEFFECT

Leon Road (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Pourroy Road (NS) at:  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

The Comprehensive General Plan policies relative to the Southwest Area Community Plan (SWAP) require a minimum Level of Service "D" for peak hour operations. As such, the proposed project is consistent with this General Plan policy.

10.TRANS. 2                      MAP - DRAINAGE 1                      INEFFECT

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

10.TRANS. 2                      SP - TS/TS REQUIRED                      INEFFECT

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 184.

10.TRANS. 3                      MAP - DRAINAGE 2                      INEFFECT

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the

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10. GENERAL CONDITIONS

10.TRANS. 3                      MAP - DRAINAGE 2 (cont.)                      INEFFECT

event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 3                      SP - IMPROVEMENT                      INEFFECT

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

10.TRANS. 8                      MAP - STD INTRO 3(ORD 460/461)                      INEFFECT

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

10.TRANS. 9                      MAP - OFF-SITE PHASE                      INEFFECT

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

10.TRANS. 10                      MAP - TS/NO CONDITIONS                      INEFFECT

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

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - TS/NO CONDITIONS (cont.)

INEFFECT

to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)  
I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)  
Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)  
Whitewood Road (NS) at Murrieta Hot Springs Road (EW)  
Margarita Road (NS) at Murrieta Hot Springs Road (EW)  
Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)  
SR-79 Winchester Road (NS) at Murrieta Hot Springs Road (EW)  
SR-79 Winchester Road (NS) at Benton Road (EW)  
SR-79 Winchester Road (NS) at Auld Road (EW)  
SR-79 Winchester Road (NS) at Thompson Road (EW)  
SR-79 Winchester Road (NS) at Nicolas Road (EW)  
SR-79 Winchester Road (NS) at Margarita Road (EW)  
Pourroy Road (NS) at Promontory Parkway (EW)  
Pourroy Road (NS) at Murrieta Hot Springs Road (EW)  
Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)  
Town View Avenue (NS) at Murrieta Hot Springs Road (EW)  
Briggs Road (NS) at Auld Road (EW)  
Auld Road (NS) at Pourroy Road (EW)  
Pourroy Road (NS) at Auld Road (EW)

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

Our review of the traffic study indicates that no extraordinary conditions of approval are required to achieve or maintain the required level of service.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

INEFFECT

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

20.PLANNING. 4 SP - DURATION OF SP VALIDITY

NOTAPPLY

The SPECIFIC PLAN shall remain valid for twenty (20) years from date of approval. Should the entire project not be built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

Should this time period lapse without build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN shall become null and void on February 4, 2006.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - COMPLETE CASE APPROVALS

MET

Prior to approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - COMMON AREA PLANS                    MET

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

30.PLANNING. 3                    SP - EA REQUIRED                    MET

An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

30.PLANNING. 4                    SP - SPECIAL STUDIES REQUIRED                    MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study / Report	Planning Area
a. Conceptual Grading Plan	All Planning Areas
b. Slope Stability Report	All Planning Areas where development will create slopes in excess of 2:1 or higher than 30 feet.
c. Archaeological Survey	3, 9

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SPECIAL STUDIES REQUIRED (cont.) MET

- d. Focused Stephens Kangaroo Rat (SKR) Survey All Planning Areas
- e. Focused California Gnatcatcher All Planning Areas
- f. Wetlands Study 2, 5, 6A, 6B, 6C, 6D, 7, 9, 16
- g. Acoustical Study 2, 5, 7, 9, 10, 11, 16, 17
- h. Other, including full Biological Surveys (as determined by subsequent environmental assessments) All Planning Areas

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 5 SP - INDIAN CONSULTATION NOTAPPLY

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.) within PLANNING AREAS 3, 5, AND 9, a condition of approval shall be applied to the implementing project requiring that:

"Monitoring of mitigation measures related to excavation and possible preservation of archaeological resources shall occur prior to site grading activities in the affected planning areas through an agreement with a qualified archaeologist. This agreement shall insure consultation with, and involvement by, the Pechanga Indian Reservation. A copy of said agreement shall be submitted to the Planning Department prior to the issuance of grading permits for grading in the affected planning areas."

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 6 SP - DAM INUNDATION AREAS NOTAPPLY

Prior to the approval of any and each land division within Planning Areas 1, 2, 5, 9, a condition of approval shall be applied to the land division requiring the preparation of an Environmental Constraints Sheet (ECS) which shall be submitted as part of the plan check review of the final



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - DAM INUNDATION AREAS (cont.)

NOTAPPLY

map. The condition of approval shall require that the following Environmental Constraints Note shall be placed on the ECS:

"DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation from a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake."

30.PLANNING. 7

SP - MITIGATION MONITORING

NOTAPPLY

EXHIBIT C  
MITIGATION MONITORING

An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for the SPECIFIC PLAN, imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

30.PLANNING. 14

SP - COMMON AREA MAINTENANCE

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, a condition of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14            SP - COMMON AREA MAINTENANCE (cont.)            NOTAPPLY

approval shall be applied to the land division or development permit to ensure that they are owned and maintained as follows:

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

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

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

30.PLANNING. 15            SP - CC&R RES PUB COMMON AREA            NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a public organization. The condition shall be implemented prior to the recordation of any final subdivision map, or prior to the issuance of building permits in the case of development permits and shall read as follows:

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP - CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall submit the following documents to the Planning Department for review along with the current fee, which shall be subject to the approval of that department and the Office of the County Counsel:

1. A signed and notarized declaration of covenants, conditions and restrictions; and,

2. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

3. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 15 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a private organization. The condition shall be applied prior to the recordation of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP - CC&R RES PRI COMMON AREA (cont.)

NOTAPPLY

any final map in the case of the land division, or prior to the issuance of building permits in the case of development permits and shall read as follows:

The applicant shall submit the following documents to the Planning Department for review along with the current fee, which documents shall be subject to the approval of that department and the Office of the County Counsel:

1. A signed and notarized declaration of covenants, conditions and restrictions; and,

2. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

3. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right

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30.PLANNING. 15            SP - CC&R RES PRI COMMON AREA (cont.) (cont.) NOTAPPLY

to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 16            SP - GNATCATCHER CLEARANCE            NOTAPPLY

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following:

Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16                    SP - GNATCATCHER CLEARANCE (cont.)                    NOTAPPLY

1973; or participation in the Natural Community Conservation Planning program established by the State of California.

30.PLANNING. 17                    SP - PARK (PA 4) REQUIREMENTS                    NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 1, 2, 5, and 10, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 1, 2, 5, and 10, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 18                    SP - PARK (PA 8) REQUIREMENTS                    DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 7 and 11, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18            SP - PARK (PA 8) REQUIREMENTS (cont.)            DEFERRED

identified as Planning Area 8. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 8 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Areas 7 and 11, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 300th final inspection or occupancy permit within Planning Area 7 and 11, the park designated as Planning Area 8 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 19            SP - PARK (PA 13) REQUIREMENTS            NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 9 and 16, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 13. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 13 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 13, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 250th final inspection or occupancy permit within Planning Areas 9 and



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19            SP - PARK (PA 13) REQUIREMENTS (cont.)            NOTAPPLY

16, the park designated as Planning Area 13 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 20            SP - MEET PHASE CONDITIONS            DEFERRED

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

30.PLANNING. 21            SP - PLANNING AREA LEGAL            DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

30.PLANNING. 22            SP - SCHOOL MITIGATION            DEFERRED

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Temecula Valley Unified School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - SKR FEE CONDITION

DEFERRED

The SPECIFIC PLAN is located entirely within the Riverside County Ordinance No. 663 fee area boundary. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which is within the Riverside County Ordinance No. 663 fee area boundary, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires he payment of the appropriate fee set forth in that ordinance. The amount of the fee, if any, required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction, refund or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 798.0 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be amended, or rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that amendment or ordinance shall be required. (Amended by the Board of Supervisors at its hearing on 2/11/97.)

30.PLANNING. 24 SP - SKR PLAN & OCC HABITAT

NOTAPPLY

The SPECIFIC PLAN is entirely within the Long Term Habitat Conservation Plan for the Stephens' kangaroo rat and contains known occupied Stephen's kangaroo rat habitat.

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which contains known occupied habitat, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

- a. A Section 10(a) Permit, issued pursuant to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - SKR PLAN & OCC HABITAT (cont.)

NOTAPPLY

provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services County for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application for the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD

MET

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. South Coast Air Quality Management District (SCQAMD)
- c. Riverside Transit Agency (RTA)
- d. Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD (cont.) MET

[Note: This condition must be satisfied for the entire Specific Plan prior to the approval of the first residential subdivision. Any requirements of these agencies to comply with this condition shall be implemented, if applicable, on all development projects.

Clearance is no longer required from the South Coast Air Quality Management District (SCQAMD) or the Riverside County Transportation Commission (RCTC), since these agencies no longer provide this review.]

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2 MAP - MONEY INEFFECT

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY INEFFECT

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

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

50.E HEALTH. 5 MAP - HAZMAT PHASE II INEFFECT

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 5                    MAP - HAZMAT PHASE II (cont.)                    INEFFECT

samples or other requirements, contact Doug Thompson at  
(951) 358-5055.

FIRE DEPARTMENT

50.FIRE. 1                        MAP-#004-ECS-FUEL MODIFICATION                    INEFFECT

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

\*PROVIDE A 6' BLOCK WALL ON THE NORTH SIDE OF THE DEVELOPMENT

50.FIRE. 2                        MAP-#46-WATER PLANS                    INEFFECT

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

50.FIRE. 3                        MAP-#53-ECS-WTR PRIOR/COMBUS                    INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS (cont.)                      INEFFECT

the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      INEFFECT

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.

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      INEFFECT

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

50.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      INEFFECT

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

50.FLOOD RI. 5                      MAP WRITTEN PERM FOR GRADING                      INEFFECT

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

50.FLOOD RI. 7                      MAP 3 ITEMS TO ACCEPT FACILITY                      INEFFECT

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7                    MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                    INEFFECT

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 8                    MAP ADP FEES                    INEFFECT

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.)

INEFFECT

Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP

INEFFECT

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

50.FLOOD RI. 10 MAP AD161/SG CH EXEMPTION

INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

50.FLOOD RI. 11 MAP ZONE 7 PRESENT WORTH MAINT

INEFFECT

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.



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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    INEFFECT

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    INEFFECT

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    INEFFECT

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

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

B. All lots on the FINAL MAP in Rancho Bella Vista Specific Plan No. 184A2, SC2 Planning Area 7 shall have the following minimum lot sizes:

    Lots 1 - 85 shall have a 4,500 square foot minimum lot size;

    Lots 86 - 187 shall have a 5,000 square foot minimum lot size;

    Lots 188 - 251 shall have a 6,000 square foot minimum lot size.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460, except for lots 1-14, 19-24, 28-30, 55-61, 81-82, 110-125, 144, 188-189, 215-220, 223-228, and 249-250, that do not meet the depth to width ratio.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                   MAP - SURVEYOR CHECK LIST (cont.)                   INEFFECT

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

F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4                   MAP - REQUIRED APPLICATIONS                   INEFFECT

No FINAL MAP shall record until Specific Plan No. 184A2, Substantial Conformance No. 3 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

50.PLANNING. 7                   MAP - ANNEX TO PARK DISTRICT                   INEFFECT

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

50.PLANNING. 8                   MAP - QUIMBY FEES (1)                   INEFFECT

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

50.PLANNING. 12                  MAP - ECS SHALL BE PREPARED                  INEFFECT

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13                  MAP - ECS AFFECTED LOTS                  INEFFECT

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department -

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50. PRIOR TO MAP RECORDATION

- 50.PLANNING. 13            MAP - ECS AFFECTED LOTS (cont.)            INEFFECT  
    Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_.
- 50.PLANNING. 14            MAP - ECS NOTE RIGHT-TO-FARM            INEFFECT

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

"Lot Nos. 54-62, 109-126, 163-166, and 214-229, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

- 50.PLANNING. 20            MAP - ECS NOTE MT PALOMAR LIGH            INEFFECT

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

"This property is subject to lighting restrictions as

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20            MAP - ECS NOTE MT PALOMAR LIGH (cont.)            INEFFECT

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

50.PLANNING. 27            MAP - COMPLY WITH ORD 457            INEFFECT

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28            MAP - AG/DAIRY NOTIFICATION            INEFFECT

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 29            MAP - FEE BALANCE            INEFFECT

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 33            MAP\*- CC&R RES POA COM. AREA            INEFFECT

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP\*- CC&R RES POA COM. AREA (cont.)

INEFFECT

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'FL01', attached hereto, and shall not sell or transfer the 'common area'

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP\*- CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - PLANNING AREA LEGAL INEFFECT

Prior to final map recordation, the first applicant, or their successor-in-interest, shall submit to the Planning Department correct legal descriptions for the Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34            MAP - PLANNING AREA LEGAL (cont.)            INEFFECT

Areas within which the proposed project is located.

50.PLANNING. 35            MAP - AVIATION EASEMENTS            INEFFECT

Prior to map recordation, provide an aviation easement to the French Valley Airport

50.PLANNING. 36            MAP - COMMON AREA MAINTENANCE            INEFFECT

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for Tract Map No. 31871, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Lot A - Open Space, Lot B - Detention Basin, Lot 252 - Passive Park, and Lot 253 - Active Park.

This condition implements 30. PLANNING. 14 and 30. PLANNING. 18.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37                   MAP - PLANNING AREA LEGAL                   INEFFECT

PRIOR TO MAP RECORDATION, the applicant, or the successor-in-interest, shall submit to the Planning Department correct legal descriptions for Planning Area No's 7 and 8, within which the project is located.

This condition implements 30. PLANNING. 21.

TRANS DEPARTMENT

50.TRANS. 1                       MAP-CLINTON KEITH EXT FEES                   INEFFECT

Prior to the recordation of the final map, the applicant shall enter into an agreement with the County Transportation Department for participation in the funding of Clinton Keith Road from SR-79 to I-215. The extent of the project participation shall be a fee in the amount of \$2,215 per dwelling unit and shall be applied entirely toward funding of the Clinton Keith Road extension.

50.TRANS. 2                       MAP - DEDICATIONS                           INEFFECT

Street "A" (between lot 256 and street "K" ) shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section "C".  
(40'/60')

Street "C" shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section "C" (40'/60')

Street "B", "D", "E", "F", "G", "H", "I", "J", "K", "L", and "M" shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section "A". (36'/56')

Street "A" along park site shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 104, Section A. (44'/66')

50.TRANS. 3                       MAP - EXISTING MAINTAINED                   INEFFECT

Promontory Parkway is a paved County maintained road and shall be improved with concrete curb-and-gutter located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a



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50. PRIOR TO MAP RECORDATION

- 50.TRANS. 3                    MAP - EXISTING MAINTAINED (cont.)                    INEFFECT
- 44 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94, (Modified). (32'/44')
- 50.TRANS. 4                    MAP - IMP PLANS                    INEFFECT
- Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.
- 50.TRANS. 6                    MAP - OFF-SITE INFO                    INEFFECT
- The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.
- 50.TRANS. 9                    MAP - EASEMENT/SUR                    INEFFECT
- Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
- 50.TRANS. 10                    MAP - ACCESS RESTRICTION                    INEFFECT
- Lot access shall be restricted on Promontory Parkway and so noted on the final map.
- 50.TRANS. 11                    MAP - STRIPING PLAN                    INEFFECT
- A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.
- 50.TRANS. 12                    MAP - STREET NAME SIGN                    INEFFECT
- The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - LANDSCAPING

INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Promontory Parkway. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 17 MAP - SOILS 2

INEFFECT

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 18 MAP - INTERSECTION/50' TANGENT

INEFFECT

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

50.TRANS. 21 MAP - STREET SWEEPING

INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 22 MAP - STREETLIGHT PLAN

INEFFECT

A separate street light plan is required for this project.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 23                      MAP - STREET LIGHTS-CSA/L&LMD                      INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2) Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 24                      MAP-PARKWAY TREES/INTER.STREET                      INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

50.TRANS. 25                      MAP - LANDSCAPING APP. ANNEX                      INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29                      MAP - ASSESSMENT DIST 1                      INEFFECT

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

50.TRANS. 32                      MAP- CORNER CUT-BACK I/SUR                      INEFFECT

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 39                      MAP- UTILITY PLAN                      INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.1 GRADING BONDS                      INEFFECT

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

60.BS GRADE. 2                      MAP-G2.3SLOPE EROS CL PLAN                      INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    MAP-G2.3SLOPE EROS CL PLAN (cont.)                    INEFFECT

signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3                    MAP-G2.4GEOTECH/SOILS RPTS                    INEFFECT

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

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

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

60.BS GRADE. 4                    MAP-G2.7DRNAGE DESIGN Q100                    INEFFECT

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

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

60.BS GRADE. 7                    MAP-G2.14OFFSITE GDG ONUS                    INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12                    MAP-G1.4 NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 13                    MAP IMPORT/EXPORT

INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FIRE DEPARTMENT

60.FIRE. 1                            MAP-#004 FUEL MODIFICATION

INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION (cont.)                      INEFFECT

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

NY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

\*\*PROVIDE A 6' BLOCK WALL ON THE NORTH SIDE OF THE DEVELOPMENT

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SUBMIT PLANS                      INEFFECT

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.

60.FLOOD RI. 3                      MAP EROS CNTRL AFTER RGH GRAD                      INEFFECT

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

60.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      INEFFECT

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN (cont.)                    INEFFECT

final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6                    MAP PHASING                    INEFFECT

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7                    MAP ADP FEES                    INEFFECT

Tract 31871 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8                    MAP SUBMIT FINAL WQMP                    INEFFECT

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

60.FLOOD RI. 9                    MAP AD161/SG CH EXEMPTION                    INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.



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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 16                    MAP - SKR FEE CONDITION                    INEFFECT

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 84.7 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30. PLANNING. 23.

60.PLANNING. 17                    MAP - FEE BALANCE                    INEFFECT

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18                    MAP - GRADING PLAN REVIEW                    INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - NPDES COMPLIANCE (2)

INEFFECT

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

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW

INEFFECT

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

INEFFECT

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SUBMIT PLANS                      INEFFECT

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 building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3                      MAP ADP FEES                      INEFFECT

Tract 31871 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4                      MAP SUBMIT FINAL WQMP                      INEFFECT

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

80.FLOOD RI. 5                      MAP AD161/SG CH EXEMPTION                      INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5                    MAP AD161/SG CH EXEMPTION (cont.)                    INEFFECT

the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    INEFFECT

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

80.PLANNING. 2                    MAP - FRONT YARD LANDSCAPING                    INEFFECT

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

80.PLANNING. 3                    MAP - UNDERGROUND UTILITIES                    INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                    MAP - CONFORM FINAL SITE PLAN                    INEFFECT

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11                    MAP - DA COMPLIANCE                    INEFFECT

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that property[ies] located within Development Agreement No. 7, Amendment No. 1 complies with all of the requirements of the development agreement.

80.PLANNING. 12                    MAP - SCHOOL MITIGATION                    INEFFECT

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

This condition implements 30. PLANNING. 22.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - FEE BALANCE

INEFFECT

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 15 MAP - LANDSCAPE PLOT PLAN

INEFFECT

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Landscaping shall substantially conform to Rancho Bella Vista Specific Plan No. 184A2, SC2.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15            MAP - LANDSCAPE PLOT PLAN (cont.) (cont.)            INEFFECT

NOTES:

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

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

80.PLANNING. 16            MAP - ENTRY MONUMENT PLOT PLAN            INEFFECT

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. Proposed entry monuments shall substantially conform to Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16            MAP - ENTRY MONUMENT PLOT PLAN (cont.)            INEFFECT

ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 18            MAP - BUILDING SEPARATION 2            INEFFECT

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19            MAP\*- FINAL SITE PLAN            INEFFECT

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

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP\*- FINAL SITE PLAN (cont.)

INEFFECT

floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 20 MAP - Walls/Fencing Plans

INEFFECT

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

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - Walls/Fencing Plans (cont.)

INEFFECT

view of all fences shall be shown on the fencing plan.

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

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height, or other approved material indicated in Figure IV-34 of the Rancho Bella Vista Specific Plan No. 184A2, Substantial Conformance No. 2. This may include stucco, split rail, tubular steel, and wood siding material for community theme walls. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20            MAP - Walls/Fencing Plans (cont.) (cont.)            INEFFECT

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. Proposed walls and/or fences shall substantially conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

80.PLANNING. 21            MAP - AVIATION EASEMENTS            INEFFECT

Provide Avigation Easements to the operator of the French Valley Airport prior to any permits being issues or sale to any entity exempt from the Subdivision Map Act.

80.PLANNING. 22            MAP - MEET PHASE CONDITIONS            INEFFECT

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant, or successor-in-interest, shall first obtain clearance from the Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

This condition implements 30. PLANNING. 20.

80.PLANNING. 23            MAP - EXT ROW LS PLANS            INEFFECT

Landscaping plans for all exterior landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPING.

80.PLANNING. 24            MAP - LS COMMON OS PLANS            INEFFECT

Landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - LS COMMON OS PLANS (cont.)

INEFFECT

CONCEPTUAL LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.36 - COMMON AREA MAINTENANCE.

80.PLANNING. 25 MAP - INT ROW LS PLANS

INEFFECT

Landscaping plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be approved prior to the first building permit (including models) within each phase. Plans shall be in conformance with CONCEPTUAL LANDSCAPING.

TRANS DEPARTMENT

80.TRANS. 3 MAP - GARAGE DOOR 1

INEFFECT

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER

INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN

INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

INEFFECT

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

Riverside office (951)955-4777  
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

INEFFECT

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

INEFFECT

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.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - LANDSCAPING COMPLIANCE

INEFFECT

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 4 MAP - QUIMBY FEES (2)

INEFFECT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

INEFFECT

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - FENCING COMPLIANCE

INEFFECT

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 7 MAP - ROOF RUN-OFF DISCHARGE

INEFFECT

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 11 MAP - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 . MAP - SKR FEE CONDITION (cont.)

INEFFECT

generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 84.7 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS

INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - EXT ROW LS INSTALL

INEFFECT

Landscaping for all exterior/perimeter landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be installed prior to the first building final inspection clearance (including any model). Landscaping shall be installed in conformance with the approved landscaping plans.

90.PLANNING. 15 MAP - LS COMMON OS INSTALL

INEFFECT

Landscaping for all common open space areas shall be installed prior to the first building final inspection clearance. Installed landscaping shall conform with the approved landscape plans. Landscaping for all common open space areas shall be installed prior to the first building final inspection clearance. Installed landscaping shall conform with the approved landscape plans.

90.PLANNING. 16 MAP - INT ROW LS INSTALL

INEFFECT

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent open space lot

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - INT ROW LS INSTALL (cont.)

INEFFECT

shall be installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION

INEFFECT

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

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.)

INEFFECT

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2 MAP - WRCOG TUMF DA 7

INEFFECT

This tract is within First Amended and Restated Development Agreement No. 7 (DA No. 7), which was adopted on July 12, 1997. Section 3.6.1.(b) of DA No. 7 provides that development exactions, such as the TUMF, which were adopted subsequent to DA No. 7 shall not apply for the first 10 years following the adoption of DA No. 7. Therefore, prior to July 12, 2007, the TUMF fee shall not apply to the project. However, beginning July 12, 2007 and thereafter, prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 MAP - STREET SWEEPING

INEFFECT

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL

INEFFECT

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - UTILITY INSTALL

INEFFECT

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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 3 SP - COUNT RES BUILD PERMITS

INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 31, 2008

TO:

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.

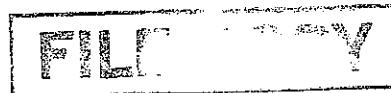
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Supervisor Stone  
Commissioner Petty  
Archeology

**TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1** – EA36917 – Applicant: The Garrett Group, LLC – Engineer/Representative: Rick Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Open Space – Conservation (OS-C) and Community Development: Medium High Density Residential (CD: MHDR) (5-8 dwelling units per acre) – Location: Easterly of 1st Street and Westerly of White Avenue – 84.7 Gross Acres - Zoning: Specific Plan No. 284, Planning Area Nos. 7 and 8 (SP00284, PAs 7 and 8) - **REQUEST:** The minor change proposes to expand the clean water basin from 0.44 acres to 1.1 acres (lot B on TR31871 and Lot 254 on TR31871M1), which results in the loss of a lot along Street "K"; this lot has been moved to Street "M". The minor change will retain the same number lots: 251 residential lots, two (2) lots designated as park space, one (1) open space lot, and one (1) clean water basin lot. - APN(s): 964-140-001 through 964-140-004 and 964-140-013 through 964-140-015 - Related Cases: TR31871

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 17, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Alisa Krizek, Project Planner, at (951) 955-9075 or email at [akrizek@RCTLMA.org](mailto:akrizek@RCTLMA.org) / MAILSTOP# 1070.

COMMENTS:



DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

LAND DEVELOPMENT COMMITTEE  
2nd CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: April 8, 2010

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety - Grading  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo  
P.D. Archaeology Section-L. Mouriquand  
3<sup>rd</sup> District Supervisor  
3<sup>rd</sup> District Planning Commissioner

**TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, AMENDED NO. 1 - EA36917 -**  
Applicant: Lennar Homes of California - Engineer/Representative: Rick Engineering, Inc. - Third  
Supervisory District - Rancho California Zoning Area - Southwest Area Plan: Planning Area 7: Medium  
High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) and Planning Area 8: Passive Park as  
reflected in the Land Use plan for Specific Plan No. 184 - Location: Northerly of Promontory Parkway  
and westerly of Pourroy Road - 84.7 Gross Acres - Zoning: Specific Plan No. 184, Rancho Bella Vista,  
Planning Area Nos. 7 and 8 (SP00184, Planning Areas 7 and 8) - **REQUEST:** The minor change  
proposes to expand the clean water basin from 0.44 acres to 1.1 acres on lot 252, which resulted in the  
loss of a lot along Rose Arbor Ct; this lot has been moved to Ivy Hill Ct. A clean water basin was added  
as shown in lot 254, and as a result an additional two (2) residential lots were lost along Rose Arbor Ct.  
The number of residential lots has been reduced from 251 to 249 residential lots. There are two (2) lots  
for parks, two (2) for basins and one (1) open space lot. - APNs: 958-200-008 to 011, 958-200-064 to  
066, 964-140-001 to 004, 964-140-013 to 015. - Related Cases: TR31871

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any  
further comments, recommendations, and/or conditions are requested prior to the pending  
**May 13, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report  
package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Kinika Hesterly**,  
Project Planner at **(951) 955-1888**, or e-mail at **KHESTERL@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

**FILE COPY**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project  
planner's name. Thank you.*

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- TRACT MAP  
 REVISED MAP  
 PARCEL MAP

- MINOR CHANGE  
 REVERSION TO ACREAGE  
 AMENDMENT TO FINAL MAP

- VESTING MAP  
 EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 31871

DATE SUBMITTED: 3/31/2010

**APPLICATION INFORMATION**

Applicant's Name: Lennar Homes of California

E-Mail: jarnne.valdez@lennar.com

Mailing Address: 391 North Main Street, Suite 300

Corona

Street  
Ca 92880  
State

City

ZIP

Daytime Phone No: (951) 817-3600

Fax No: (951) 817-3650

Engineer/Representative's Name: Rick Engineering Company

E-Mail: \_\_\_\_\_

Mailing Address: 1223 University Ave, Suite 240

Riverside

Street  
Ca 92507  
State

City

ZIP

Daytime Phone No: (951) 782-0707

Fax No: (951) 782-0723

Property Owner's Name: Lennar Homes of California

E-Mail: jarnne.valdez@lennar.com

Mailing Address: 391 North Main Street, Suite 300

Corona

Street  
Ca 92880  
State

City

ZIP

Daytime Phone No: (951) 817-3600

Fax No: (951) 817-3650

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

\_\_\_\_\_  
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.

*Juan J. Yalby 4/1/10*  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

*Authorized Agent*  
\_\_\_\_\_  
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.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 958-200-008 to -011, 958-200-064 to -066, 964-140-001 to -004, 964-140-013 to -015

Section: 8 Township: 7 South Range: 2 West

Approximate Gross Acreage: 84.7 Acres

General location (cross streets, etc.): North of Promontory Parkway, South of Tucalota Creek, East of San Diego Aqueduct, West of Pacific Park Drive

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, Page 929, C4, C5

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Minor Change to approved tract map 31871 to accomodate an additional water quality and detention basin as required by Riverside County Flood Control. Lot configuration was modified to accomodate the basin, while maintaining the required rations of lot sizes.

Related cases filed in conjunction with this request:

Rancho Bella Vista Specific Plan #184, Amendment #2, CZ-6270, Amendment #1 to Development Agreement #7

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). TR 31871 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 36917 E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 475,000

Estimated amount of fill = cubic yards 475,000

Does the project need to import or export dirt? Yes  No

Import N/A Export N/A Neither N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *James J. Valley* Date 4/1/10

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	TR 31871
Project Name:	Rancho Bella Vista Phase 4
Project Location:	N. of Promontory Parkway, W. of Pacific Park Drive
Project Description:	Residential Subdivision of 249 Lots
Project Applicant Information:	<b>Lennar Homes of California</b>

**Proposed Project Consists of, or includes:**

		YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet, Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/15/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR31871M1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

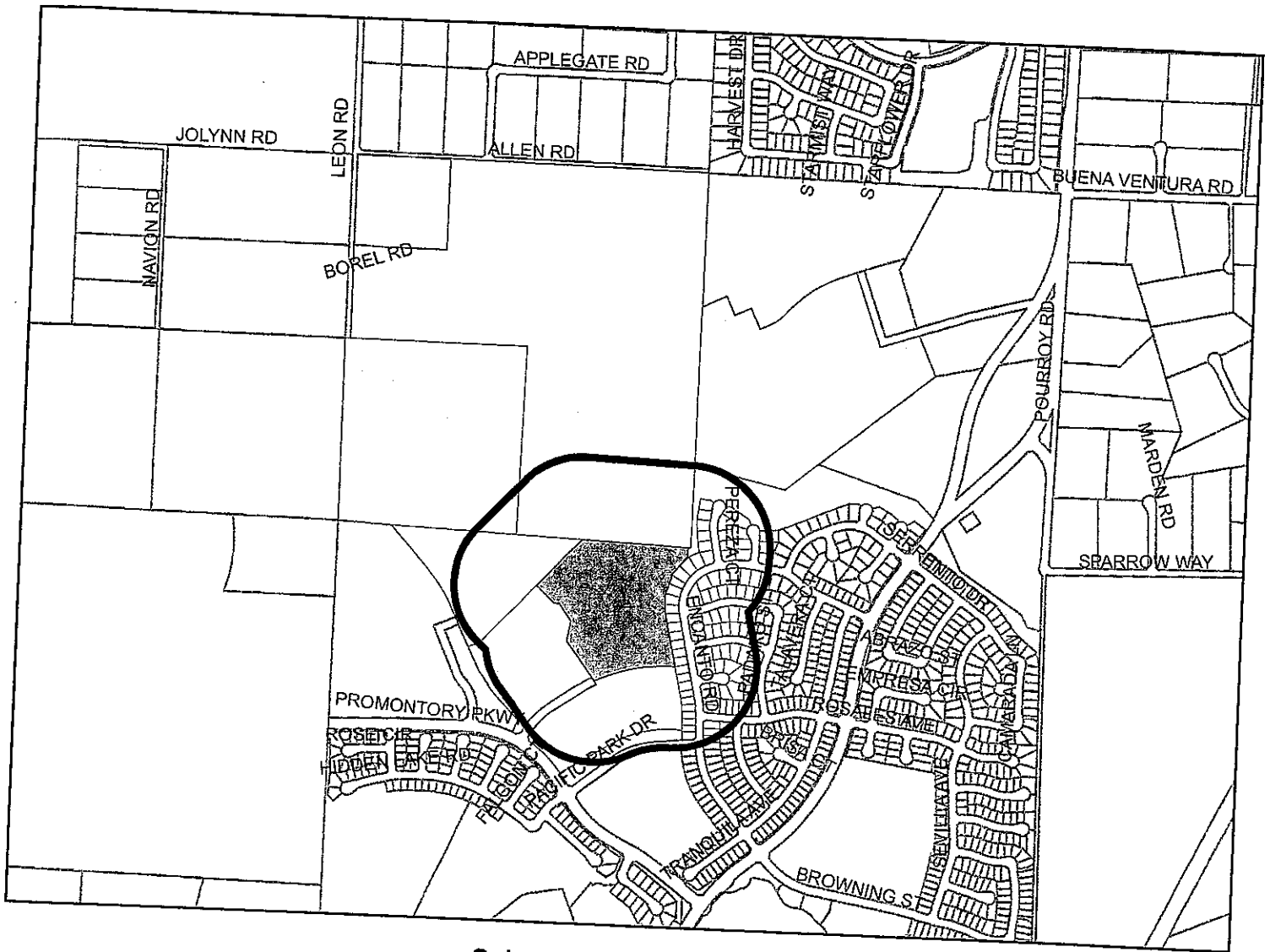
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

7/15/10 *CS*  
EXPIRES: 1/15/11

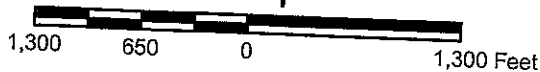
# 600 feet buffer



## Selected Parcels

964-451-010	964-080-002	964-422-005	964-080-003	964-420-010	964-421-015	964-451-013	964-451-011	964-450-018	964-421-022
964-450-015	964-451-017	964-420-005	964-421-027	964-421-026	964-421-017	964-401-010	964-421-001	964-421-011	964-420-008
964-420-003	964-420-002	964-421-021	964-450-027	964-450-021	964-422-018	964-402-001	964-450-023	964-421-029	964-450-016
964-401-009	964-450-002	964-401-022	964-421-010	964-450-011	964-401-008	964-420-007	964-401-011	964-451-016	964-421-024
964-451-004	964-402-003	964-450-003	964-421-020	964-421-013	964-450-029	964-421-003	964-422-002	964-450-013	964-450-014
964-421-005	964-450-017	964-451-007	964-422-019	964-422-013	964-420-013	964-422-015	964-450-024	964-421-016	964-421-018
964-421-008	964-422-014	964-422-017	964-140-013	964-140-014	964-140-002	964-140-001	964-080-006	964-140-015	964-451-003
964-450-009	964-420-009	964-450-025	964-422-006	964-421-009	964-422-001	964-420-011	964-421-028	964-421-007	964-420-004
964-450-020	964-421-023	964-422-012	964-421-025	964-421-004	964-421-012	964-451-008	964-080-007	964-450-030	964-450-010

90 parcels shown



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.

APN: 964451010, ASMT: 964451010  
ALEJANDRO LEOS, ETAL  
31522 CASTILLO RD  
MURRIETA CA. 92563

APN: 964451011, ASMT: 964451011  
ARTURO O ROSARIO, ETAL  
6446 RUBY WAY  
CARLSBAD CA 92011

APN: 964080002, ASMT: 964080002  
ALEXANDER A BOREL  
37760 BOREL RD  
MURRIETA CA. 92563

APN: 964450018, ASMT: 964450018  
ARTURO SIY, ETAL  
37974 PEREZA CT  
MURRIETA CA. 92563

APN: 964422005, ASMT: 964422005  
ALEXANDER OCHOA GONZALEZ, ETAL  
31565 CASTILLO RD  
MURRIETA CA. 92563

APN: 964421022, ASMT: 964421022  
ARTURO T ANGUIANO, ETAL  
7228 COLUMBINE DR  
CARLSBAD CA 92011

APN: 964080003, ASMT: 964080003  
ALEXANDER RAY BOREL, ETAL  
37760 BOREL RD  
MURRIETA CA 92563

APN: 964450015, ASMT: 964450015  
AVELINO V CANLAS, ETAL  
37983 BARRENDA CIR  
MURRIETA CA. 92563

APN: 964420010, ASMT: 964420010  
ALLAN ZARASPE, ETAL  
38245 ENCANTO RD  
MURRIETA CA. 92563

APN: 964451017, ASMT: 964451017  
BENJAMIN E PERKINS, ETAL  
38062 ENCANTO RD  
MURRIETA CA. 92563

APN: 964421015, ASMT: 964421015  
AMBER MARIE MAJEL, ETAL  
31530 DURAZNO CT  
MURRIETA CA. 92563

APN: 964420005, ASMT: 964420005  
CARLOS MONTENEGRO, ETAL  
38195 ENCANTO RD  
MURRIETA CA. 92563

APN: 964451013, ASMT: 964451013  
ANTONIO ROSARIO, ETAL  
38102 ENCANTO RD  
MURRIETA CA. 92563

APN: 964421027, ASMT: 964421027  
CESAR MANUEL FERRAND  
8860 LINDELL AVE APT 5  
DOWNEY CA 90240

APN: 964421026, ASMT: 964421026  
CHARLES WAYNE WOODY, ETAL  
38489 CLEARBROOK DR  
MURRIETA CA 92563

APN: 964420002, ASMT: 964420002  
DAVID ONG, ETAL  
209 W CLIFFWOOD AVE  
ANAHEIM CA 92802

APN: 964421017, ASMT: 964421017  
CHRIS S MILLER, ETAL  
31510 DURAZNO CT  
MURRIETA CA. 92563

APN: 964421021, ASMT: 964421021  
DEAN A HOFMASTER, ETAL  
31537 BOREGA RD  
MURRIETA CA. 92563

APN: 964401010, ASMT: 964401010  
CHRISTOPHER JOHN HUFFMAN  
13646 DURANGO DR  
DEL MAR CA 92014

APN: 964450027, ASMT: 964450027  
DENNIS A GENIDO, ETAL  
38125 ENCANTO RD  
MURRIETA CA. 92563

APN: 964421001, ASMT: 964421001  
CHRISTOPHER LAURENCE LOCASCIO, ETAL  
31546 ROSALES AVE  
MURRIETA CA. 92563

APN: 964450021, ASMT: 964450021  
DOMINIC CUSUMANO, ETAL  
37937 PEREZA CT  
MURRIETA CA. 92563

APN: 964421011, ASMT: 964421011  
CRESENCIO B CARDINAL, ETAL  
31533 DURAZNO CT  
MURRIETA CA. 92563

APN: 964422018, ASMT: 964422018  
EDUARDO RAMOS, ETAL  
38212 ENCANTO RD  
MURRIETA CA 92563

APN: 964420008, ASMT: 964420008  
CUONG H DOAN  
38225 ENCANTO RD  
MURRIETA CA. 92563

APN: 964402001, ASMT: 964402001  
EMC MORTGAGE CORP  
2780 LAKE VISTA DR  
LEWISVILLE TX 75067

APN: 964420003, ASMT: 964420003  
DAVID L COURINGTON, ETAL  
38305 ENCANTO RD  
MURRIETA CA. 92563

APN: 964450023, ASMT: 964450023  
ERICK RODRIGUEZ, ETAL  
27957 PEREZA CT  
MURRIETA CA 92563



APN: 964421029, ASMT: 964421029  
ERIK TORGENSEN, ETAL  
38197 PADARO ST  
MURRIETA CA. 92563

APN: 964401008, ASMT: 964401008  
GERALD F ROHN, ETAL  
38362 ENCANTO RD  
MURRIETA CA. 92563

APN: 964450016, ASMT: 964450016  
ERNEST R AYSON, ETAL  
37994 PEREZA CT  
MURRIETA CA. 92563

APN: 964420007, ASMT: 964420007  
GERARD SANTORO, ETAL  
38215 ENCANTO RD  
MURRIETA CA. 92563

APN: 964401009, ASMT: 964401009  
FRANK CHEN CHUN YAO, ETAL  
38352 ENCANTO RD  
MURRIETA CA. 92563

APN: 964401011, ASMT: 964401011  
GREGG S EDWARDS, ETAL  
38332 ENCANTO RD  
MURRIETA CA. 92563

APN: 964450002, ASMT: 964450002  
FRANK LIPPMAN, ETAL  
38175 ENCANTO RD  
MURRIETA CA. 92563

APN: 964451016, ASMT: 964451016  
GUADALUPE OCHOA  
38072 ENCANTO RD  
MURRIETA CA. 92563

APN: 964401022, ASMT: 964401022  
FREDRIK P CARPIO  
38327 CORALINO DR  
MURRIETA CA. 92563

APN: 964421024, ASMT: 964421024  
GUISEPPE VACCARO, ETAL  
38147 PADARO ST  
MURRIETA CA. 92563

APN: 964421010, ASMT: 964421010  
GABRIEL ACOSTA, ETAL  
31523 DURAZNO CT  
MURRIETA CA 92563

APN: 964451004, ASMT: 964451004  
HECTOR S MENDEZ, ETAL  
31582 CASTILLO RD  
MURRIETA CA. 92563

APN: 964450011, ASMT: 964450011  
GEORGE SCHILLING  
3205 WARWOOD RD  
LAKEWOOD CA 90712

APN: 964402003, ASMT: 964402003  
HECTOR VARGAS, ETAL  
38345 ENCANTO RD  
MURRIETA CA. 92563



APN: 964450003, ASMT: 964450003  
HOANG VANUT PHAN, ETAL  
38185 ENCANTO RD  
MURRIETA CA. 92563

APN: 964450014, ASMT: 964450014  
JAMES M KELLOGG, ETAL  
37973 BARRENDA CIR  
MURRIETA CA. 92563

APN: 964421020, ASMT: 964421020  
HUE NGUYEN  
31527 BOREGA RD  
MURRIETA CA. 92563

APN: 964421005, ASMT: 964421005  
JAMES W LUNDGREN, ETAL  
C/O GERALD LUNDGREN  
15744 ARBELA DR  
WHITTIER CA 90603

APN: 964421013, ASMT: 964421013  
HUY D VU  
31550 DURAZNO CT  
MURRIETA CA. 92563

APN: 964450017, ASMT: 964450017  
JASON R HEREDIA, ETAL  
1166 PAIOLUOLU WAY  
HONOLULU HI 96825

APN: 964450029, ASMT: 964450029  
HYUN T KIM  
38145 ENCANTO RD  
MURRIETA CA. 92563

APN: 964451007, ASMT: 964451007  
JESSE W MAUNTEL, ETAL  
31552 CASTILLO RD  
MURRIETA CA. 92563

APN: 964421003, ASMT: 964421003  
ISAMEL PENA, ETAL  
31566 ROSALES AVE  
MURRIETA CA. 92563

APN: 964422019, ASMT: 964422019  
JOSELITO M AUSTRIA, ETAL  
11705 ASPENDELL DR  
SAN DIEGO CA 92131

APN: 964422002, ASMT: 964422002  
JACK D WALDRON, ETAL  
114 ARLA CT  
STAFFORD VA 22554

APN: 964422013, ASMT: 964422013  
JOSEPH R CHAVEZ, ETAL  
31564 BOREGA RD  
MURRIETA CA. 92563

APN: 964450013, ASMT: 964450013  
JAMES B CRUNDWELL, ETAL  
37963 BARRENDA CIR  
MURRIETA CA. 92563

APN: 964420013, ASMT: 964420013  
KEITH G SANDERS, ETAL  
38275 ENCANTO RD  
MURRIETA CA. 92563



APN: 964422015, ASMT: 964422015  
KEITH M HANSON, ETAL  
31544 BOREGA RD  
MURRIETA CA. 92563

APN: 964140015, ASMT: 964140015  
LENNAR HOMES OF CALIF INC  
391 N MAIN ST NO 300  
CORONA CA 92880

APN: 964450024, ASMT: 964450024  
KENNETH JOHN MACLEOD  
37967 PEREZA CT  
MURRIETA CA. 92563

APN: 964451003, ASMT: 964451003  
LLOYD B HIGHTOWER, ETAL  
31592 CASTILLO RD  
MURRIETA CA. 92563

APN: 964421016, ASMT: 964421016  
KEVIN J GLOVER, ETAL  
1960 LEXINGTON AVE APT B  
GREAT LAKES IL 60088

APN: 964450009, ASMT: 964450009  
LUZ PANTALEON, ETAL  
37990 BARRENDA CIR  
MURRIETA CA. 92563

APN: 964421018, ASMT: 964421018  
KSHITIJ SINGHAL  
3881 SUMMIT ROCK LN  
MURRIETA CA 92563

APN: 964420009, ASMT: 964420009  
MA VERONICA ENRIQUEZ  
38235 ENCANTO RD  
MURRIETA CA. 92563

APN: 964421008, ASMT: 964421008  
LARRY MARTIN, ETAL  
34860 MONTE VERDE RD  
TEMECULA CA 92592

APN: 964450025, ASMT: 964450025  
MARCOS PILI FRANCISCO, ETAL  
37977 PEREZA CT  
MURRIETA CA. 92563

APN: 964422014, ASMT: 964422014  
LARRYANDMARGEE  
C/O LARRY FOSTER  
1224 BUSH ST  
SAN DIEGO CA 92163

APN: 964422006, ASMT: 964422006  
MARIO R ARCAIRA, ETAL  
31575 CASTILLO RD  
MURRIETA CA. 92563

APN: 964422017, ASMT: 964422017  
LE THI QUYNH TRUONG  
31524 BOREGA RD  
MURRIETA CA. 92563

APN: 964421009, ASMT: 964421009  
MARK J MRAZ  
72146 HIGHWAY 111  
RANCHO MIRAGE CA 92270



APN: 964422001, ASMT: 964422001  
MARVIN PEREZ YABUT, ETAL  
38202 ENCANTO RD  
MURRIETA CA. 92563

APN: 964422012, ASMT: 964422012  
MOHAMAD TARABULSI, ETAL  
7610 LA CORUNA PL  
CARLSBAD CA 92009

APN: 964420011, ASMT: 964420011  
MARVIN RUDELL  
38255 ENCANTO RD  
MURRIETA CA. 92563

APN: 964421025, ASMT: 964421025  
MOZAFAR BABAIE  
38157 PADARO ST  
MURRIETA CA. 92563

APN: 964421028, ASMT: 964421028  
MICHAEL A SPANO, ETAL  
C/O ALLICE L SPANO  
18433 W VOGEL AVE  
WADDELL AZ 85355

APN: 964421004, ASMT: 964421004  
NATHAN WEATHERLY, ETAL  
31576 ROSALES AVE  
MURRIETA CA. 92563

APN: 964421007, ASMT: 964421007  
MICHAEL G BARNEY  
38312 ENCANTO RD  
MURRIETA CA. 92563

APN: 964421012, ASMT: 964421012  
PEDRO S RODRIGUEZ  
31543 DURAZNO CT  
MURRIETA CA. 92563

APN: 964420004, ASMT: 964420004  
MICHAEL J POWER, ETAL  
38315 ENCANTO RD  
MURRIETA CA. 92563

APN: 964451008, ASMT: 964451008  
PHILIP MARABANTE, ETAL  
31542 CASTILLO RD  
MURRIETA CA. 92563

APN: 964450020, ASMT: 964450020  
MICHAEL V HUGHES, ETAL  
37934 PEREZA CT  
MURRIETA CA. 92563

APN: 964080007, ASMT: 964080007  
RANCHO BELLA VISTA  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

APN: 964421023, ASMT: 964421023  
MINGHUA QI, ETAL  
31567 BOREGA RD  
MURRIETA CA. 92563

APN: 964450030, ASMT: 964450030  
RANCHO BELLA VISTA COMMUNITY ASSN  
C/O AVALON MGMT  
31608 RAILROAD CANYON RD  
CANYON LAKE CA 92587



APN: 964450010, ASMT: 964450010  
 RAYMOND F MCNAIR, ETAL  
 37980 BARRENDA CIR  
 MURRIETA CA. 92563

APN: 964420012, ASMT: 964420012  
 ROBERT E SMITH  
 38265 ENCANTO RD  
 MURRIETA CA. 92563

APN: 964451014, ASMT: 964451014  
 REO PROP  
 1440 CHALGROVE DR NO F  
 CORONA CA 92882

APN: 964401021, ASMT: 964401021  
 ROBERT HOANG LY, ETAL  
 38337 CORALINO DR  
 MURRIETA CA. 92563

APN: 964450012, ASMT: 964450012  
 RICHARD FLORES, ETAL  
 37953 BARRENDA CIR  
 MURRIETA CA. 92563

APN: 964450022, ASMT: 964450022  
 RODRIGO CARREON REYES, ETAL  
 13771 KERRY LN  
 SAN DIEGO CA 92130

APN: 964451015, ASMT: 964451015  
 RICK T TRAN, ETAL  
 38082 ENCANTO RD  
 MURRIETA CA. 92563

APN: 964421014, ASMT: 964421014  
 ROGER MIFSUD, ETAL  
 31540 DURAZNO CT  
 MURRIETA CA. 92563

APN: 964402002, ASMT: 964402002  
 ROBERT A MALSTROM, ETAL  
 38335 ENCANTO RD  
 MURRIETA CA. 92563

APN: 964450026, ASMT: 964450026  
 RYAN C REMINGTON, ETAL  
 38115 ENCANTO RD  
 MURRIETA CA. 92563

APN: 964420006, ASMT: 964420006  
 ROBERT A VADEN, ETAL  
 38205 ENCANTO RD  
 MURRIETA CA. 92563

APN: 964451005, ASMT: 964451005  
 SCHIERBERL FAMILY TRUST, ETAL  
 C/O LARRY SCHIERBERL  
 31572 CASTILLO RD  
 MURRIETA CA. 92563

APN: 964451006, ASMT: 964451006  
 ROBERT C TURNER, ETAL  
 31562 CASTILLO RD  
 MURRIETA CA. 92563

APN: 964451012, ASMT: 964451012  
 SCOTT R BRUGGE, ETAL  
 38112 ENCANTO RD  
 MURRIETA CA. 92563



APN: 964450019, ASMT: 964450019  
SHARIANN C KIMBALL  
37944 PEREZA CT  
MURRIETA CA. 92563

APN: 964421019, ASMT: 964421019  
TRENT A WITTE  
31517 BOREGA RD  
MURRIETA CA. 92563

APN: 964421002, ASMT: 964421002  
SIERRA TRUST  
31556 ROSALES AVE  
MURRIETA CA. 92563

APN: 964450001, ASMT: 964450001  
TUAN A DO, ETAL  
38165 ENCANTO RD  
MURRIETA CA. 92563

APN: 964450028, ASMT: 964450028  
STEVE BRINCAT, ETAL  
38135 ENCANTO RD  
MURRIETA CA. 92563

APN: 964422004, ASMT: 964422004  
TUYEN DAO BUI  
31545 CASTILLO RD  
MURRIETA CA. 92563

APN: 964422016, ASMT: 964422016  
THANG C HOANG, ETAL  
31534 BOREGA RD  
MURRIETA CA. 92563

APN: 964422007, ASMT: 964422007  
YESENIA P QUINTOS, ETAL  
31585 CASTILLO RD  
MURRIETA CA. 92563

APN: 964420001, ASMT: 964420001  
TIMOTHY J DALEY, ETAL  
7685 CANTATA LN  
SAN DIEGO CA 92127

APN: 964451009, ASMT: 964451009  
TOM HOANG, ETAL  
31532 CASTILLO RD  
MURRIETA CA. 92563

APN: 964422003, ASMT: 964422003  
TOMAS D LOPEZ, ETAL  
31535 CASTILLO RD  
MURRIETA CA. 92563

**TR31871M1 7/15/2010 3:23:12 PM**

**Applicant:**

Lennar Homes of California  
391 North Main St., Ste. 300  
Corona, CA 92880

**Eng-Rep:**

Rick Engineering Company  
1223 University Ave. Ste. 240  
Riverside, CA 92507

**Owner:**

Rancho Bella Vista, LLC  
1 Betterworld Circle #300  
Temecula, CA 92590

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

*Carolyn Syms Luna · Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Tentative Tract Map No.31871, Minor Change No. 1 / CFG 5253

*Project Title/Case Numbers*

Wendell Bugtai

*County Contact Person*

951-955-2419

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Lennar Homes of California

*Project Applicant*

391 North Main Street, Suite 300, Corona, CA 92880

*Address*

Northerly of Promontory Parkway and westerly of Pourroy Road Avenue within Specific Plan 184A2

*Project Location*

**TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, AMENDED NO. 1 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Planning Area 7: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) and Planning Area 8: Passive Park as reflected in the Land Use plan for Specific Plan No. 184 – Location: Northerly of Promontory Parkway and westerly of Pourroy Road – 84.7 Gross Acres - Zoning: Specific Plan No. 184, Rancho Bella Vista, Planning Area Nos. 7 and 8 (SP00184A02), Planning Areas 7 and 8) - REQUEST: The minor change proposes to A) expand the detention basin (Lot 252) from 0.44-acres to 1.2-acres gross B) Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots C) Change Lots 69-85 from 5,000 square-foot lots to 4,500 square-foot lots D) Change Lots 110-124 from 4,500 square-foot lots to 5,000 square-foot lots E) Adjust Lots 115 and 116 to face Turning Leaf Court instead of Rose Arbor Court F) Deletion of cul-de-sac along Spring Canyon Drive G) Change the realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive H) Adjust lot line for Lots 147-155, 187-190 and 239-249 to accommodate street realignments. APNs: 958-200-008 to 011, 958-200-064 to 066, 964-140-001 to 004, 964-140-013 to 015. - Related Cases: TR31871**

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

MMrj  
Revised 8/25/2009  
:Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZCFG5253

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0802437

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: THE GARRETT GROUP, LLC  
paid by: CASH \$64.00  
paid towards: CFG05253 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH & GAME FOR TR31871M1  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Mar 10, 2008 15:50  
MBRASWEL posting date Mar 10, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* 0017313

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: HOME CORP POULTE  
paid by: CK 21725 \$745.01  
paid towards: EA36911 ALL OTHER APPLICATIONS  
at parcel #:  
appl type: EA05

By \_\_\_\_\_ Sep 14, 1995 17:52  
RIV posting date Sep 14, 1995

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
100003120100781360	CONVERTED PLANNING FEES	\$734.00

Overpayments of less than \$5.00 will not be refunded!  
Additional info at [www.rctlma.org](http://www.rctlma.org)