

07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - BIOLOGICAL STUDY REQD (cont.)

RECOMMND

condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 14 SP - ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 15 SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with

07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - EA REQUIRED (cont.)

RECOMMND

this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 16 SP - SUPPLEMENT TO EIR

RECOMMND

n: ePrior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 17 SP - SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - SUBSEQUENT EIR (cont.)

RECOMMND

EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 19 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

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 which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 21 SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within Planning Areas 26, 31, 32 or 33 the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant 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 one half mile 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."

30.PLANNING. 22 SP \*- PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 28

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP \*- PA PROCEDURES (cont.)

RECOMMND

permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23

SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"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 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



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 29

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23                      SP - COMMON AREA MAINTENANCE (cont.)                      RECOMMND

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.

30.PLANNING. 24                      SP - CC&R RES PUB COMMON AREA                      RECOMMND

prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"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 notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 30

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

RECOMMND

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. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. 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 owner 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



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 31

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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. 25 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

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

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 Review if Covenants, Conditions and



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

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

RECOMMND

Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 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



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 33

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25                    SP - CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

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. 26                    SP - ARCHAEO M/M PROGRAM                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 27                    SP - PALEO M/M PROGRAM                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 34

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP - GENERIC M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29

SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within Planning Areas 23, 22, 14, 2d, 13, 12, 17a, 17b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 30

SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 22, 23, 2d, 3c, 14, 13, 19, 17a, 12, 17b, 3b, 2b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 35

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - ACOE CLEARANCE (cont.)

RECOMMND

implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP\* - SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, 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 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 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 \_\_\_\_\_ 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 rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 32 SP\* - ENTRY MONUMENTATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 36

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP\* - ENTRY MONUMENTATION (cont.)

RECOMMND

on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit \_\_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_."

30.PLANNING. 33 SP - POST GRADING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 34 SP - SCHOOL MITIGATION(1)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Meniffee Union School District (all projects north of Baxter) shall be mitigated in accordance with state law."

30.PLANNING. 35 SP - GEO STUDY REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 37

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - GEO STUDY REQUIRED (cont.)

RECOMMND

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 36 SP - PARK DEDICATION 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 18A and 15 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association may take dedication and the County shall approve the park plans.

30.PLANNING. 37 SP - PARK CONSTRUCTION 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO THE 100th BUILDING PERMIT FINAL INSPECTION the park for Planning Area 18A and 15 shall be constructed and fully operational.

30.PLANNING. 38 SP - PARKS DEDICATION 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 32, or 33:



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 38

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38

SP - PARKS DEDICATION 4 (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 34 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association and/or a CSA and/or the Transportation Department may take dedication and the County shall approve the park plans.

30.PLANNING. 39

SP - PARKS CONSTRUCTION 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 32, or 33:

PRIOR TO THE 55th BUILDING PERMIT FINAL INSPECTION in Planning Areas 33 and 32 (together) the park for Planning Area 34 shall be constructed and fully operational.

30.PLANNING. 40

SP - ALUC REVIEW REQ

RECOMMND

Prior to the approval of any implementing project within planning areas 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 17, or 18 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, this project shall be reviewed and approved by the Riverside County Airport Land Use Commission (ALUC). The conditions of approval of the ALUC shall be incorporated into the conditions of approval of this implementing project.

This condition may be considered as MET once the ALUC has issued recommendations on this project. Alternatively, this condition may be considered as NOT APPLICABLE if this implementing project is not within the Planning Areas as described above. This condition may not be DEFERRED."

30.PLANNING. 41

SP - SCHOOL MITIGATION 2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 39

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - SCHOOL MITIGATION 2 (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris High School Union School District shall be mitigated in accordance with State Law."

30.PLANNING. 42 SP - ARCHAEO PRESERVATION PLAN

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, grading permit, etc.), the following conditions shall be placed on the implementing project:

50.PLANNING.

"Prior to recordation of a map, an Archaeological Site Preservation Plan for site CA-RIV-6505 is required due to its cultural and archaeological importance. The plan shall be developed by a County Approved Archaeological/Cultural Resources Consultant who shall coordinate with the Pechanga Band of Luiseno Indians to provide input for the development of the plan. The County Archaeologist shall review and approve or deny the plan. The County Archaeologist, as appropriate, may seek input from the consultant, the applicant, and the Tribe throughout the process prior to issuing an approval of the plan. A CD and wet signed paper copy of the plan must be submitted. Upon acceptance of the plan and receipt of the final requested documentation, as determined by the County Archaeologist, this condition can be cleared by the County Archaeologist."

20.PLANNING.

"Prior to any ground disturbances in the vicinity of CA-RIV-6505, an Archaeological Site Preservation Plan for this site is required due to its cultural and archaeological importance. The plan shall be developed by a County Approved Archaeologist/Cultural Resources Consultant who shall coordinate with the Pechanga Band of Luiseno Indians to provide input for the development of the plan. The County Archaeologist shall review and approve or deny the plan. The County Archaeologist, as appropriate, may seek input from the consultant, the applicant, and the Tribe throughout the process prior to issuing an approval of the plan. A CD and wet signed paper copy of the plan must be submitted. Upon acceptance of the plan and receipt of the final requested documentation, as determined by the



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 40

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42                    SP - ARCHAEO PRESERVATION PLAN (cont.)                    RECOMMND

County Archaeologist, this condition can be cleared by the County Archaeologist."

30.PLANNING. 43                    SP - SCHOOL MITIGATION(2)                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Murrieta Valley Unified School District (south of Baxter) shall be mitigated in accordance with state law."

TRANS DEPARTMENT

30.TRANS. 1                        SP - SP312A1/IMPROVEMENTS                        RECOMMND

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

30.TRANS. 2                        SP - SP312A1/WRCOG TUMF                        RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 3                        SP - SP312A1/TS REQUIRED                        RECOMMND

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 312A1 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 4                        SP - SP312A1/INSTALLATION                        RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP312A1/INSTALLATION (cont.)

RECOMMND

Department:

Clinton Keith Road (NS)/Leon Road (EW)  
Briggs Road (NS)/Baxter Road (EW)  
Spencer's Crossing Parkway (NS)/Baxter Road (EW)  
Spencer's Crossing Parkway (NS)/Keller Road (EW)  
Leon Road (NS)/Street "A" (EW)  
Leon Road (NS)/Keller Road (EW)

30.TRANS. 5 SP - SP312A1/R & B B D

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

30.TRANS. 6 SP - SP312A1/GEOMETRICS

RECOMMND

The intersection of Leon Road (NS) and Clinton Keith Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: two left-turn lanes, one right-turn lane  
Eastbound: two left-turn lanes, three through lanes  
Westbound: three through lanes

The intersection of Briggs Road (NS) and Baxter Road (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, one right-turn lane  
Southbound: two left-turn lanes, two through lanes  
Eastbound: N/A  
Westbound: one left-turn lane, one right-turn lane

The intersection of Spencer's Crossing Parkway (NS) and Baxter Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one left-turn lane, one right-turn lane  
Eastbound: two through lanes  
Westbound: two through lanes, one right-turn lane

The intersection of Spencer's Crossing Parkway (NS) and Keller Road (EW) shall be improved to provide the following



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 42

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP312A1/GEOMETRICS (cont.)

RECOMMND

geometrics:

Northbound: one left-turn lane, one right-turn lane  
Southbound: N/A  
Eastbound: two through lanes, one right-turn lane  
Westbound: one left-turn lane, two through lanes

The intersection of Leon Road (NS) and Street "A" (EW)  
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: two through lanes, one right-turn lane  
Eastbound: one left-turn lane, one right-turn lane  
Westbound: N/A

The intersection of Leon Road (NS) and Keller Road (EW)  
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane  
Southbound: one left-turn lane, one through lane  
Eastbound: one left-turn lane, one through lane,  
one right-turn lane  
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim  
conditions only. Full right-of-way and roadway half  
sections adjacent to the property for the ultimate roadway  
cross-section per the County's Road Improvement Standards  
and Specifications must be provided.

Any off-site widening required to provide these geometrics  
shall be the responsibility of the landowner/developer.

30.TRANS. 7

SP - SP312A1/SETTLEMENT AGR

RECOMMND

The applicant shall comply with the Settlement Agreement  
between Spencers Crossing, LLC and the City of Temecula.

The applicant shall provide evidence of compliance to the  
Transportation Department at the time of application.



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 43

SPECIFIC PLAN Case #: SP00312A1

Parcel: 480-090-078

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1                      SP - PARK DEDICATION 1                      MET

PRIOR TO THE ISSUANCE OF THE 380th building permit within the SPECIFIC PLAN, the area known as Planning Area 8 shall be dedicated to the Valley-Wide Recreation and Parks District, as outlined in their letter dated 10/6/2000.

\*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 2                      SP - PARK CONSTRUCTION 1                      MET

PRIOR TO THE ISSUANCE OF THE 430th building permit within the SPECIFIC PLAN, the park designated as Planning Area 8 shall be constructed and fully operable.

\*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 3                      SP - PARK DEDICATION 2                      RECOMMND

PRIOR TO THE ISSUANCE OF THE 800th building permit within the SPECIFIC PLAN, the area known as Planning Area 22 shall have been dedicated to Valley-Wide Recreation and Parks District, as outlined in their letter dated October 6, 2000.

100.PLANNING. 4                      SP - PARK CONSTRUCTION 2                      RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,050th building permit within the SPECIFIC PLAN, or prior to a building permit issuance in Planning Areas 20/21, 25, 24, 23 or 14, the park designated as Planning Area 22 shall be constructed and fully operable.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule A subdivision of 10.06 acres into 50 residential lots, 1 utility lot (basin), and 3 open space lots.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36418 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36418, Amended No. 1, dated 9/4/12.

EXHIBIT W = Tentative Tract Map No. 36418 Wall and Fence Plan dated 9/4/12.

EXHIBIT L = Tentative Tract Map No. 36418 Landscape Plans dated 9/4/12.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 MAP - 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 and Safety Department.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.BS GRADE. 4

MAP - 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. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.BS GRADE. 6                      MAP - NPDES INSPECTIONS (cont.)                      RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      MAP - EROS CNTRL PROTECT                      RECOMMND

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. 8                      MAP - DUST CONTROL                      RECOMMND

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

10.BS GRADE. 9                      MAP - 2:1 MAX SLOPE RATIO                      RECOMMND

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

10.BS GRADE. 11                      MAP - MINIMUM DRNAGE GRADE                      RECOMMND

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

10.BS GRADE. 12                      MAP - DRNAGE & TERRACING                      RECOMMND

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

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.BS GRADE. 14                      MAP - SLOPES IN FLOODWAY                      RECOMMND

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

10.BS GRADE. 19                      MAP - RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                      MAP - MANUFACTURED SLOPES                      RECOMMND

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

10.BS GRADE. 24                      MAP - FINISH GRADE                      RECOMMND

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

E HEALTH DEPARTMENT

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

Tract Map#36418 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary 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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.E HEALTH. 2                      RETENTION BASINS - NO VECTORS                      RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

10.E HEALTH. 3                      INDUSTRIAL HYGIENE-NOISE STUDY                      RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "PA 19- French Valley Specific Plan  
Amendment #1, Preliminary Noise  
Study, County of Riverside, California"  
dated Aug 7, 2012 JN:08009-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36418 & SP 312 A1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 22, 2012 c/o Steve Hinde, REHS. CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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. 2                      MAP-#16-HYDRANT/SPACING                      RECOMMND

Schedule fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 10/10/12

RECOMMND

Tract Map No. 36418 is a proposal for a Schedule A subdivision of 10-acres into 56 residential lots, one (1) utility lot, and one (1) open space lot. The site is a designated school site under the currently approved SP312. The site is located in French Valley area, east of Briggs Road, west of Highway 79 and Leon Road, and south of Keller Road. This development is associated with SP312 and TR32289. TR30433 and TR32290 are adjacent to the north.

The site receives offsite runoff of approximately 13 acres along the north boundary. The site drains south to an adjacent natural watercourse which is within the State Department of Water Resources (DWR) awareness floodplain which is adopted into the Country's Floodplain Management Ordinance 458. A portion of the easterly boundary appears to be within the floodplain.

The developer proposes to avoid encroaching into the floodplain and leave it as open space with no maintenance and/or clearing of growth expected. The proposed condition floodplain studies were analyzed in the "Preliminary Drainage Report, Tract 36418 French Valley", dated July 1, 2012 (received September 6, 2012). This floodplain delineation serves to determine impacts to adjacent property as a result of the project and to determine limits of encroachment. The proposed condition floodplain limits determined in the floodplain analysis are based on the long-term proposed condition with impacts after vegetation is established and not maintained (Manning's n value = 0.1). The study uses a flowrate of 792 cubic feet per second (cfs) as identified in the approved "Drainage Study for Spencer's Crossing Phase I Infrastructure Storm Drain Tracts 30694, 30695 & 30696", RBF Consulting, dated February 2006. However the 100-year water surface elevations and water surface difference between pre- and post-conditions, differs between the two studies. The floodplain modeling is adequate for the tentative stage of development, but a more refined study (which includes maximum velocity calculations) shall be submitted at the plan check stage. The tract shall be designed to avoid encroachment into the floodplain, based on a refined study to be provided at the improvement plan stage; thus manufactured fill slopes and lots shall be kept clear of the floodplain.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 10/10/12 (cont.)

RECOMMND

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a sand filter basin is proposed. However, treatment control Best Management Practices (BMPs) will be required to offset the development's Hydrologic Conditions of Concern (HCOC)/water quality impacts (Vbmp) and increased runoff volume. The basin shall be sized to address the sum of the two volumes. As shown, the water quality basin may not have enough volume to accommodate both water quality and HCOC volumes. Additionally, based on the submitted exhibits, it is not clear whether there are portions of the basin is within the floodplain. The tract design appears to avoid encroachment into the floodplain, thus manufactured slopes and lots shall be kept clear of the floodplain. . The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. However, additional details will be required at the time improvement plans are submitted. This may require additional area for the basin than currently proposed.

The applicant is advised that this project could be required to comply with Hydromodification Management Plan (HMP) provisions if the tract does not develop prior to the implementation of the latest Santa Margarita MS4 permit.

This site is located within the bounds of the Warm Springs Valley/Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5

MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.FLOOD RI. 5                      MAP PERP DRAINAGE PATTERNS (cont.)                      RECOMMND

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. 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 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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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.

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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

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 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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

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. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - 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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - 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. 2

MAP - 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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 14

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - 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. 3

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 15

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - LOW PALEO (cont.)

RECOMMND

paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4

MAP - GEO02294

RECOMMND

County Geologic Report (GEO) No. 2294 submitted for this project (TR32289 & TR36418) was prepared by Leighton and Associates, Inc. and consists of the following reports:

"Update Soils Engineering and Engineering Geology Report, Tract 32289, Spencer's Crossing, Riverside County, California, BGR110024", dated August 11, 2011.

"Update Soils Engineering and Engineering Geology Report, Tract 32289 and TR36418, Spencer's Crossing, Riverside County, California, BGR110024", dated July 20, 2012.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 16

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10. PLANNING. 4 MAP - GEO02294 (cont.)

RECOMMND

GEO No. 2294 concluded:

1. No known active faults exist at the subject site. The Temecula segment of the Elsinore Fault Zone is the nearest active fault to the site, located about 11.5 km southwest of the site.

2. The potential for liquefaction is considered to be very low on the site.

3. The potential for seismically-induced landsliding is considered to be very low at the site.

4. Proposed fill and cut slopes are considered grossly and surficially stable as proposed.

5. The potential for sieches or tsunamis is considered non-existent.

6. Undocumented fill and/or rock stockpiles have been placed on the tract map sites.

GEO No. 2294 recommended:

1. Complete removal of construction debris and all undocumented fill soils.

2. The seismic design parameters presented in Leighton and Associates July 20, 2012 should be used for both Tracts.

3. The project geotechnical consultant should review all grading plans associated with this project.

4. The project geotechnical consultant should inspect and approve all site grading operations, including unsuitable soil removal, oversized rock disposal, cuts and fills.

GEO No. 2294 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2294 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. 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



TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 4                      MAP - GEO02294 (cont.) (cont.)                      RECOMMND

Department upon application for grading and/or building permits.

10.PLANNING. 5                      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. 6                      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. 12                      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 SP zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet (or as specified in the SPECIFIC PLAN Zoning Ord).
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a street, 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 is 45 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 5000 square feet/ acres.
- 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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 12                    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. 13                    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. 14                    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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 19

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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.

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by 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.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 20

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.PLANNING. 17                      MAP- OFF-HIGHWAY VEHICLE USE                      RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 18                      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. 20                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/ permit holder shall:

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

TRANS DEPARTMENT

10.TRANS. 1                              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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.TRANS. 1                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

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. 2                      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.

10.TRANS. 3                      MAP - TS/EXEMPT                      RECOMMND

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

10.TRANS. 4                      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.

10.TRANS. 5                      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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 22

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

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. 6                      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.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1                      MAP - STOCKPILE REMEDIATION                      RECOMMND

Within 180 days of map recordation, the applicant/developer shall obtain a grading permit for the stockpile removal and site remediation.

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460 or by the State. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1                      MAP - CONCEPTUAL PHASE GRADING                      RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 23

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                      MAP - CONCEPTUAL PHASE GRADING (cont.)                      RECOMMND

submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3                      MAP - LOT ACCESS/UNIT PLANS                      RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION                      MET

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      MET

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.

FLOOD RI DEPARTMENT

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2                      MAP SUBMIT PLANS (cont.)                      RECOMMND

plan check fee deposit.

50.FLOOD RI. 3                      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. 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.

50.FLOOD RI. 8                      MAP WRM SPRG VLLY/MC 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 Warm Springs Valley/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 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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                      MAP WRM SPRG VLLY/MC ADP FEES (cont.)                      RECOMMND

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 BMP MAINTENANCE & INSPECT                      RECOMMND

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

50.FLOOD RI. 11                      MAP FLOODPLAIN ANALYSIS                      RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n values = 0.1) and maximum velocity (Manning's n values of 0.1 and 0.025), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

50.FLOOD RI. 12                      MAP PERMISSION FOR WS RISE                      RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

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

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                      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 shall have a minimum lot size of 5000 square feet net.

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

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

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. 312A1, and Change of Zone No. 7769, have 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 designations and/or zones ultimately



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 28

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS (cont.)                    RECOMMND

applied to the property.

50.PLANNING. 8                    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 Vally 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                    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. 19                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

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

50.PLANNING. 24                    MAP - ECS NOTE AIRPORT                    RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the French Valley of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 29

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 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. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 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 review and approval, 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 (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 of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 30

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel 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 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 owner's 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 owner 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



TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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. 32 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 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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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 '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' 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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 33

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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. 35 MAP - LC LANDSCAPE COMMON AREA

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:  
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 34

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35                      MAP - LC LANDSCAPE COMMON AREA (cont.)                      RECOMMND

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 - EASEMENT/SUR                              RECOMMND

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. 2                              MAP - ACCESS RESTRICTION/SUR                              RECOMMND

Lot access shall be restricted on Prairie Sun Way and Rockrose Lane and so noted on the final map.

50.TRANS. 3                              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. 4                              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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 35

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.TRANS. 5                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with TR30696.

50.TRANS. 6                      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. 7                      MAP - CORNER CUT-BACK I/SUR                      RECOMMND

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

50.TRANS. 8                      MAP - LIGHTING PLAN                      RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) 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. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 9                      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 application 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 along Prairie Sun Way, Rockrose Lane, and Baxter Road.
- (2) Streetlights.
- (3) Traffic signals located on Baxter Road at intersection of Jean Nicholas Road.
- (4) Graffiti abatement of walls and other permanent structures.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 36

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(5) 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. 10

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. 11

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 37

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING (cont.)

RECOMMND

Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Baxter Road, Rockrose Lane and Prairie Sun Way.

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 (and/or trails) 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.

50.TRANS. 12 MAP - INTERSECTION/50' TANGENT

RECOMMND

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

50.TRANS. 13 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 limit of construction 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: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 14 MAP - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 15 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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 38

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - OFF-SITE INFO (cont.)                      RECOMMND

if not already accepted.

50.TRANS. 16                      MAP - DEDICATION                      RECOMMND

All interior streets are designated as a local road and shall be improved with 36' full-width AC pavement 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

NOTE: A 5' concrete sidewalk shall be constructed adjacent to right-of-way line within the 10' parkway.

50.TRANS. 17                      MAP - EXISTING CURB & GUTTER                      RECOMMND

On existing curb and gutter, sidewalk, and/or drainage devices within County right-of-way, including sewer and water laterals on Baxter Road, shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html). If you have question, please call the Plan Check Section at (951) 955-6527.

Note: A 5' concrete sidewalk shall be constructed 9' from the curb line within the 18' parkway or as approved by the Director of Transportation.

50.TRANS. 18                      MAP - PART-WIDTH                      RECOMMND

Rockrose Lane and Prairie Sun Way along project boundary are designated as a collector road and shall be improved with 34' part-width AC pavement (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (on the project side) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A" (modified for sidewalk width and location).

Note: A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 15' parkway or as



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 39

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - PART-WIDTH (cont.)

RECOMMND

approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - 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) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 40

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                      MAP - IMPORT/EXPORT (cont.)

RECOMMND

approved construction project and shall comply with the requirements of Ordinance 457.

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

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

60.BS GRADE. 4                      MAP - GEOTECH/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. 6                      MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                      MAP - OFFSITE 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. 8                      MAP - NOTRD OFFSITE LTR

RECOMMND

Where required, a notarized letter of permission from the affected property owners or easement holders shall be



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                      MAP - NOTRD OFFSITE LTR (cont.)                      RECOMMND

provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9                      MAP - RECORDED ESMT REQ'D                      RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                      MAP - APPROVED WQMP                      RECOMMND

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

60.BS GRADE. 13                      MAP - PRE-CONSTRUCTION MTG                      RECOMMND

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

60.BS GRADE. 14                      MAP - STOCKPILE REMEDIATION                      RECOMMND

Prior to the issuance of a grading permit, mitigation measures for the remediation of the existing stockpiled material shall be included in the soils report and on the grading plan.

60.BS GRADE. 15                      MAP- BMP CONST NPDES PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 42

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1

ENV SITE ASSESSMENT PHASE 2

RECOMMND

A Phase II Environmental Site Assessment is required to be completed for pesticides or other hazardous materials (i.e. chromium) on property. The results must be reviewed by the Environmental Cleanup Program (ECP) to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2

EPD - NESTING BIRD SURVEY

RECOMMND

If grading for TR36418 is to occur during nesting season (Feb 1 - Aug 31) a preconstruction survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.



TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

MET

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 RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 44

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.FLOOD RI. 7 MAP WRM SPRG VLLY/MC ADP FEES

RECOMMND

TR36418 is located within the limits of the Warm Springs Valley/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.

60.FLOOD RI. 9 MAP FLOODPLAIN ANALYSIS

RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n value = 0.1) and maximum velocity (Manning's n values of 0.1 and 0.025), shall be submitted to the District for review and approval.

The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 45

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1

MAP - TRAIL PLANS

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail plans, for the 6' walking trail within Lot 52, to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - CULTURAL RESOURCES P

RECOMMND

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.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 46

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CULTURAL RESOURCES P (cont.)

RECOMMND

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. 15 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 16 MAP - SECTION 404 PERMIT

RECOMMND

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

60.PLANNING. 18 MAP - SKR FEE CONDITION

RECOMMND

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 47

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.)

RECOMMND

which is anticipated to be 10.06 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.

60.PLANNING. 19 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. 24 MAP - PLANNING DEPT REVIEW

RECOMMND

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.

60.PLANNING. 26 MAP - SPECIAL INTEREST MONITOR

RECOMMND

As a result of past participation, the Temecula Band of Luiseno Mission Indians (Pechanga) shall be allowed to continue tribal observation for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Special Interest Monitor (SI 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 SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 48

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit holder and SI Monitors throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

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

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

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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 49

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1

MAP - TRAIL GRADING INSPECTION

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District's approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 3

MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 4

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 50

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 4                      MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                      INDUSTRIAL HYGIENE CLEARANCE

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 51

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1                      MAP-#50C-TRACT WATER VERIFICA (cont.)                      RECOMMND

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.

FLOOD RI DEPARTMENT

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 WRM SPRG VLLY/MC ADP FEES                      RECOMMND

TR36418 is located within the limits of the Warm Springs Valley/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                      RECOMMND

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

80.FLOOD RI. 5                      MAP PERMISSION FOR WS RISE                      RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 52

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

PARKS DEPARTMENT

80.PARKS. 1                      MAP - TRAIL CONSTRUCTION                      RECOMMND

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the 6' walking trail within Lot 52 as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

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. 2                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6                      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. 11                      MAP - SCHOOL MITIGATION                      RECOMMND

Impacts to the Murrieta Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                      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.

80.PLANNING. 14                      MAP - ENTRY MONUMENT PLOT PLAN                      RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 53

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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).

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. 15

MAP - MODEL HOME COMPLEX

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 Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 54

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning 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.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17

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.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SP.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 55

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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 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.
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.



07/16/13  
07:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 56

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.) (cont.)

RECOMMND

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. 19

MAP- LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

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