

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

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

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 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.

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50.PLANNING. 32

MAP - CC&R RES POA COM. 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 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 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."

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

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. 33 MAP - LC LNDSCP COMMON AREA MA RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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

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

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC

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

PLAN 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). e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto)

50.PLANNING. 34 MAP - ECS FAULT HAZARD RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO02232))shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2232 was prepared for this project by Advanced Geotechnical Solutions. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy and structure-supporting fills shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO02232, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 35 MAP - ECS SLOPE STABILITY RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2232,

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50.PLANNING. 35 MAP - ECS SLOPE STABILITY (cont.) RECOMMND

contain areas of potential slope instability, debris flow, rockfall and/or landslide hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading."

50.PLANNING. 36 MAP - ECS MINING RECOMMND

All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials.

50.PLANNING. 37 MAP - MINING NOTIFICATION RECOMMND

Prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

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50.PLANNING. 37 MAP - MINING NOTIFICATION (cont.) RECOMMND

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

50.PLANNING. 38 MAP - AMENDED PER CONDITIONS RECOMMND

Residential Lot number 193 as shown on the TENTATIVE MAP shall be removed prior to the recoding of the final map. The final version of the project shall include only 192 residential lots.

50.PLANNING. 39 MAP - FUEL MOD EASEMENT RECOMMND

Prior to recodation of the map, the final map exhibit shall show all required fuel modification areas, including those in the residential backyards of lots 1 through 14, in easments which shall require, at a minuimun, access for Fire inspectors to assure compliance with Fuel Modification requirements.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/INTERCHANGE IMP RECOMMND

A funding mechanism or Project Agreement shall be in place for funding of the improvements to the I-15/Indian Truck Trail interchange prior to the recordation of TR36317.

50.TRANS. 2 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

50.TRANS. 3 MAP - TS/GEOMETRICS RECOMMND

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

- Northbound: one shared left-turn/through lane
- Southbound: one through lane
- Eastbound: one shared left-turn/right-turn lane - stop controlled
- Westbound: N/A

The intersection of Santiago Canyon Road (NS) at Towhee Lane (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through lane
- Southbound: one through lane
- Eastbound: one shared left-turn/right-turn lane - stop controlled
- Westbound: N/A

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.

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50.TRANS. 4 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. 5 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Santiago Canyon Road and so noted on the final map.

50.TRANS. 6 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. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name signs in accordance with the approved Temescal Valley Design Guideline street name sign.

50.TRANS. 8 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31908.

50.TRANS. 9 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. 10 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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50.TRANS. 11 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the approved Temescal Valley Design Guideline street lighting standards.

50.TRANS. 12 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 Santiago Canyon Road and "A" Street (Entry), and Towhee Lane from "B" Street to north project boundary.
- (2) Trails along Santiago Canyon Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

other electric provider.

50.TRANS. 13 MAP - DEDICATION RECOMMND

Towhee Lane, "B" Street (Towhee Lane to "E" Street), and "E" Street are designated as a Public Local Street and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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

All other interior streets are designated as a Public Local Street and shall be improved with 36 foot 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". (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Street "I" shall be a temporary cul-de-sac. It is the developer's responsibility to disclose and notify the prospective home buyers along street "I". When and if the adjacent parcel, APN: 290-660-011, proposes to develop, street "I" shall be extended to said parcel to provide full circulatory access.

Santiago Canyon Road (Public) along project boundary is designated as a Public Collector Street and shall be improved with 34 foot 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 76' full-width (43' on the project side and 33' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 104, Section "A". (Modified for increased half-width right-of-way from 33' to 43' (on project side) and sidewalk shall be constructed 5' from the curb line.)

NOTE: A 5' concrete sidewalk (5' from the curb line) and a 10' trail shall be constructed within the 21' parkway as approved by the Director of Transportation.

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50.TRANS. 13

MAP - DEDICATION (cont.)

RECOMMND

"A" Street (Entry) is designated as a Public Entry Street and shall be improved with 58' full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (58'/80') (Modified for increased improvements from 44' to 58' AC pavement and increased right-of-way from 74' to 80'.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway as approved by the Director of Transportation.

2. A 14' landscaped entry median shall be constructed at the centerline of the street.

3. The nose of the median shall be 35' radial from the flow line.

Towhee Lane (Entry) is designated as a Public Entry Street and shall be improved with 60' full-width AC pavement and 6" concrete curb and gutter within the 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (60'/80') (Modified for increased improvements from 44' to 60' AC pavement and increased right-of-way from 74' to 80'.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way within the 10' parkway as approved by the Director of Transportation.

2. A 6' landscaped entry median shall be constructed at the centerline of the street.

50.TRANS. 14

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - UTILITY PLAN (cont.) RECOMMND

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. 15 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Santiago Canyon Road, "A" Street (Entry) and Towhee Lane from "B" Street to north project boundary (Kingbird Drive), (and/or trails shall be improved along Santiago Canyon Road).

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. 16 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. 17 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),

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - IMP PLANS (cont.) RECOMMND

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.

50.TRANS. 18 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. 19 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 20 MAP - OFF-SITE ACCESS RECOMMND

The landowner/developer shall provide a public off-site access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way minimum in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Santiago Canyon Road to a paved County maintained De Palma Road.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

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

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

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

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

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

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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. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - CONSTR. 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.

60.BS GRADE. 13 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

60.BS GRADE. 14 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 16 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.

60.BS GRADE. 17 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 18 MAP - EMERGENCY OVERFLOW RECOMMND

In instances where the grading plan indicates a drainage system between or adjacent to residential lots such as indicated on Tentative Tract Map No. 36317 lots 105 and 106. Emergency overflow protection shall be included on the grading plan.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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. 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 BASIN 1300 MAINTENANCE RECOMMND

Tract 36317 shall enter into a CSA or other viable maintenance mechanism, specifically for debris removal-type maintenance for Basin 1300.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLANS RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must submit its trail plans, for the 10' decomposed granite trail along the south side of Santiago Canyon Road adjacent to Open Space Lot 195, and for the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, as part of Phase I development shown on the approved tentative map and consistent with Specific Plan No. 256 Amendment No. 2, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 3

MAP - COMMUNITY TRAIL ESMNT

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - COMMUNITY TRAIL ESMNT (cont.) RECOMMND

a proposed trail easement within lot numbers 192, 193, or 194, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 7 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 17 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - SLOPE STABILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 22 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. 23 MAP - VERIFY FAULT SETBACKS RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks established therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - 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.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 MAP - POST GRADING REPORT

RECOMMND

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 agreements with the qualified archaeologist/paleontologist/other were complied with.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 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. 2 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.

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.

80.BS GRADE. 3 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 MAP - FAULT LOCATIONS (cont.)

RECOMMND

portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP BASIN 1300 MAINTENANCE RECOMMND

Tract 36317 shall enter into a CSA or other viable maintenance mechanism, specifically for debris removal-type maintenance for Basin 1300

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 10' decomposed granite trail adjacent to Open Space Lot 195 and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, as part of Phase I development shown on the approved tentative map and consistent with Specific Plan No. 256 Amendment No. 2, and 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. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND

Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Cornoa Norco 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 and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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 nd 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.
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"

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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.

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. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 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.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet. See SPECIFIC PLAN for more detail.
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. See SPECIFIC PLAN for more detail.
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. See SPECIFIC PLAN for more detail.

NOTE: The requirements of this plot plan may be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

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. 18 MAP - WALLS/FENCING PLANS RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, EXHIBIT W and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. Assure all walls and fences comply with the SPECIFIC PLAN.

80.PLANNING. 19 MAP - HYDRO SEED MIX REQ RECOMMND

Planning areas 24 and 26 are to be seeded or hydro-seeded with a non-irrigated low growing native wildflower, perennial, and shrub mix. Seeding or hydro-seeding is to be done in the fall, before the winter rains to insure germination of the seeds. The native wildflower mix will enhance the appearance of the open spaces and improve recreational experience of the residents while they are using the trails within these open spaces. This condition is intended to negate the need for irrigation in these Planning Areas.

80.PLANNING. 20 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

)When the Landscaping Plot Plan is located within a special

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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

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

80.PLANNING. 21 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

MAP- LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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

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

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.

80.PLANNING. 23

MAP - SKR FEE

RECOMMND

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 717.1 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. Additionally, if previous payments have been made, those shall be taken into account. In the

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - SKR FEE (cont.)

RECOMMND

event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that

TRACT MAP Tract #: TR36317

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 D 2010 EDITION. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.Plans must be submitted to the Fire Dept. for review and approval prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.RCFlood.org e-mail: fcnpdes@co.RCFlood.org or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the

TRACT MAP Tract #: TR36317

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any lot exceeding the 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION RECOMMND

Prior to or in conjunction with building permit final inspection approvals for Phase I (96th building permit), the applicant shall complete construction of the 10' decomposed granite trail adjacent to Open Space Lot 195, and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION (cont.) RECOMMND

Open-Space District.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - NOISE MITIGATION (1) RECOMMND

Prior to the final building inspection for lots 4 and OS-195 as shown on the tentative map, the project applicant or developer shall construct a 6-foot tall noise barrier located adjacent to Santiago Canyon Road. The noise barrier shall be located between the adjacent roadway and the exterior living areas. Where applicable, the barrier should wrap around the ends of the dwelling units to prevent flanking of noise into the project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:

- 1) Masonary Block
- 2) Earthen Berm
- 3) Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 12 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of the original EIR No.325 and the first and second Addendum to said EIR.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - LC LNDS CP INSPECT DEPOST RECOMMND

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

90.PLANNING. 15 MAP - LC COMPLY W/ LNDS CP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds,

TRACT MAP Tract #: TR36317

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LC COMPLY W/ LNDSKP/ IRR (cont.) RECOMMND

disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 2 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved Temescal Valley Design Guideline street lighting plan and standards.

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Santiago Canyon Road and "A" Street (Entry), and Towhee Lane from "B" Street to north project boundary.
- (2) Trails along Santiago Canyon Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

90.TRANS. 6

MAP - 80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL MAINTENANCE

RECOMMND

Prior to the issuance of the 48th building permit within Phase I, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place for the 10' decomposed granite trail adjacent to Open Space Lot 195, and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - INTERPRETIVE CENTER PA21 INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,237th building permit within the SPECIFIC PLAN, plans for the Interpretive Center in Planning Area 21, including landscaping, facilities, maintenance, and ownership, shall be approved by the County and the Riverside-Corona resource Conservation District.

100.PLANNING. 2 SP - INTERPRETIVE CENTER INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

100.PLANNING. 3 SP - TEMESCAL VALLEY MON PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,309th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved by the County. The Guidelines call for a Secondary Entry Monument near Indian Truck Trail and Campbell Ranch Road intersection. The monument shall be constructed in accordance with the design standards established in the Temescal Valley Design Guidelines.

100.PLANNING. 4 SP - TEMESCAL VALLEY MON CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,455th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

100.PLANNING. 5 MAP - PARK PLANS REQ PA26 RECOMMND

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 6 MAP - PARK CONST REQ PA26 RECOMMND

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed,

TRACT MAP Tract #: TR36317

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 MAP - PARK CONST REQ PA26 (cont.) RECOMMND

planted and operational.

100.PLANNING. 7 MAP - PARK PLANS REA PA24A RECOMMND

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24a park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 8 MAP - PARK CONST REQ PA24A RECOMMND

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24a shall be constructed, planted and operational.

100.PLANNING. 9 MAP - PARK PLANS REQ PA24D RECOMMND

Prior to the issuance of the 105th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24d park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 10 MAP - PARK CONST REQ PA24D RECOMMND

Prior to the issuance of the 126th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24d shall be constructed, planted and operational.

100.PLANNING. 11 MAP - PARK PLANS REQ PA27 RECOMMND

Prior to the issuance of the 21th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 27 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 12 MAP - PARK CONST REQ PA27 RECOMMND

*** No Text Exists For This Condition ***

09/16/13
15:09

Riverside County LMS
CONDITIONS OF APPROVAL

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 13 MAP - BASIN REQ PA29

RECOMMND

Prior to the issuance of the 15th building permit in Planning Areas 17a, b, c, and/or d, the landscaped basin for Planning Area 29 shall be constructed.

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 20, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health-Industrial Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 4, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.1– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres. Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 21, 2011 Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project Planner**, at (951) 955-8631, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
4TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 12, 2012

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health- Ind. Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.3– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST:** The project proposes a subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda January 3, 2012** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at mstraite@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 10, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Fire Dept.-Strategic Planning

Riv. Co. Dept. of Building & Safety-Grading
Riv. Co. Dept. of Building & Safety-Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 5, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.2- EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **8/2/12 Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project Planner**, at (951) 955-8631, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS: _____

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
5TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 15, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co Public Health- Ind. Hyg.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.4– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: Albert A Webb Associates – First/First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Public Facilities (PF) as reflected on the Land Use Plan for SP256A2 – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – **REQUEST:** The project proposes a Schedule A subdivision of 97.3 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda June 6, 2012** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at mstraite@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
REVISED 5TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: June 26, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co Public Health- Ind. Hyg.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.4– EA40780 – Applicant: Sycamore Creek Holdings, LLC – **Engineer/Representative:** Albert A Webb Associates – **First/First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Public Facilities (PF) as reflected on the Land Use Plan for SP256A2 – Location:** Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – **717.1 Gross Acres – Zoning:** Specific Plan – **REQUEST:** The project proposes a Schedule A subdivision of 97.3 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – **APN:** 290-160-003, 005, 006, 016, 017, et al

The attached map has been slightly modified to reflect changes to 2 basins, in lots 201 and 200. The lot sizes or dimensions have not changed, only the infrastructure internal to the basin has changed. The Amended number on the exhibit has not been changed, but the date has. Please revise your files and conditions accordingly.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org / MAILSTOP #: 1070**

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Set ID# CC0060070

CHECK ONE AS APPROPRIATE:

- | | | |
|-----------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36317 DATE SUBMITTED: 10-18-10

APPLICATION INFORMATION

Applicant's Name: STARFIELD SYCAMORE INVESTORS LLC E-Mail: Brian@foremostcommunities.com

Mailing Address: 2151 Michelson Drive #250
Street
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Albert A. Webb Associates *Sandy Chandler* E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street
Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Starfield Sycamore Investors, LLC E-Mail: Brian@foremostcommunities.com

Mailing Address: 2151 Michelson Drive #250
Street
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

EA 42390 / CFG 05754

Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 89.10 Acres into 194 residential lots (6,013 SF minimum) with water quality basins and passive park open space amenities

Related cases filed in conjunction with this request:

Sycamore Creek Specific Plan #256 Amendment #2

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). SP 256 Amendment #1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38554 E.I.R. No. (if applicable): 325

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: On file with County - Traffic, Geotechnical, Fault, Air, Noise, Drainage, Cultural, Biological, etc. New reports are in progress and will be submitted at a later date.

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 420,000

Estimated amount of fill = cubic yards 336,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 17, 2013,

The attached property owners list was prepared by Riverside County GIS,

For APN (s) or case numbers TR36317

Company or Individual's Name RCIT - GIS,

Distance buffered 600 Feet

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE GIS Analyst Signature: 

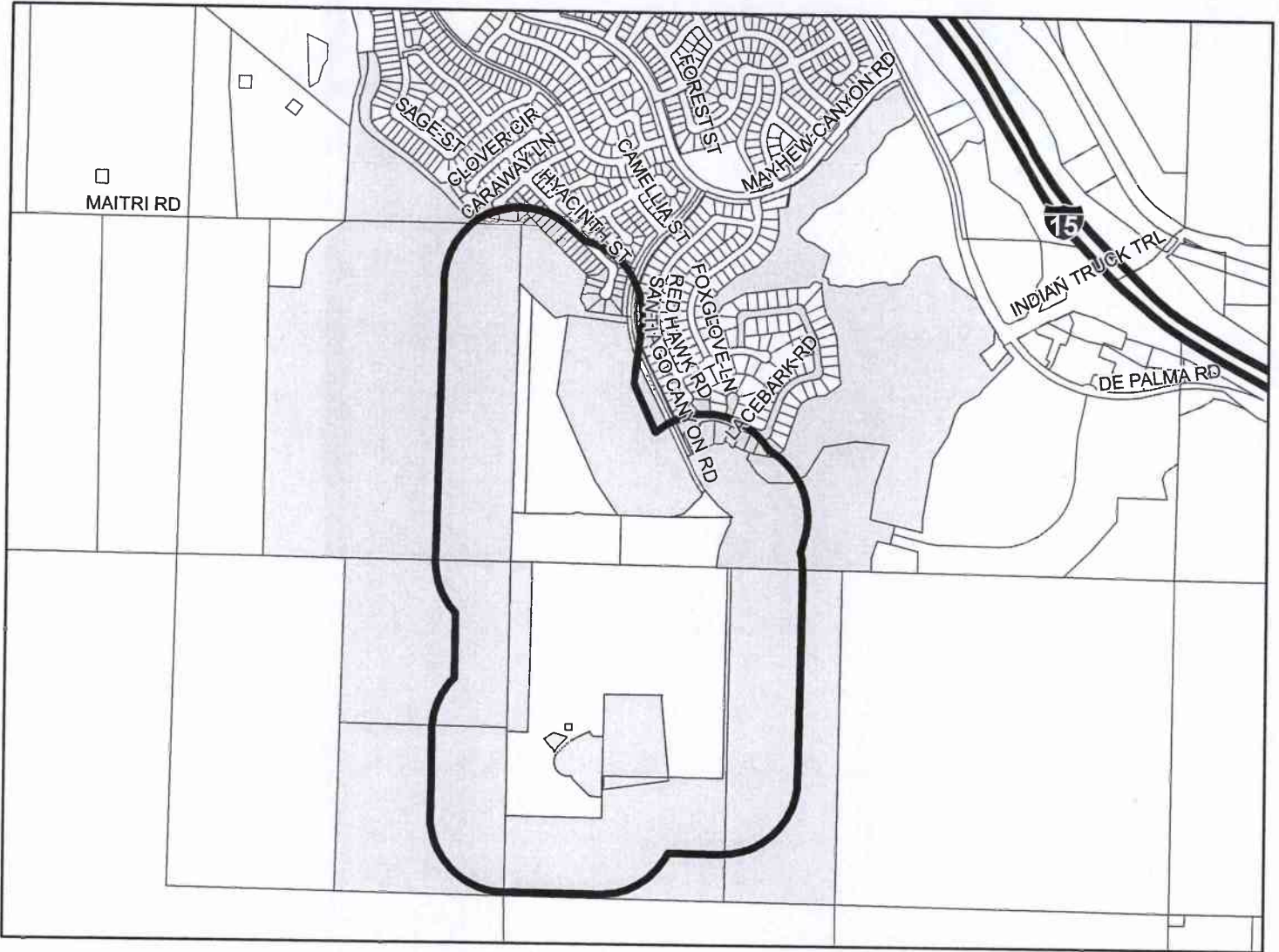
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-3288

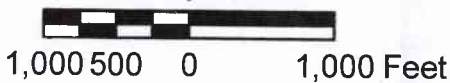
*checked by
MGS
expired
Feb 17, 2013*

TR36317
(600 Feet Radius)



Selected Parcels

290-660-011	290-591-041	290-640-050	290-591-050	290-602-014	290-591-040	290-602-018	290-602-026	290-602-002	290-602-010
290-591-042	290-591-053	290-640-002	290-670-005	290-602-024	290-602-007	290-602-005	290-640-016	290-602-019	290-591-039
290-602-023	290-640-048	290-640-004	290-640-001	290-591-052	290-602-012	290-640-003	290-602-009	290-670-033	290-640-017
290-591-054	290-670-004	290-650-027	290-650-026	290-160-013	290-660-010	290-640-051	290-602-016	290-602-015	290-602-001
290-640-005	290-602-022	290-602-006	290-150-004	290-160-011	290-160-014	290-640-007	290-640-018	290-160-017	290-660-013
290-602-008	290-640-049	290-602-025	290-602-027	290-602-017	290-602-011	290-602-003	290-650-025	290-602-004	290-602-013
290-640-006	290-602-021	290-110-055	290-602-020	290-660-002	290-660-003	290-660-005	290-660-006	290-660-012	290-670-006
290-670-007	290-110-056	290-640-041	290-640-065	290-670-034	290-640-067	290-650-050	290-650-028	290-150-009	290-591-051
290-120-005	290-150-003								



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

ASMT: 290110055, APN: 290110055
RICHMOND AMERICA HOMES OF MARYLAND I
4350 S MONACO ST STE 400
DENVER CO 90237

ASMT: 290591042, APN: 290591042
YAO LIU, ETAL
10951 CARAWAY LN
CORONA, CA. 92883

ASMT: 290110056, APN: 290110056
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE CA 92617

ASMT: 290591050, APN: 290591050
ALI ALSILAWI
25465 HYACINTH ST
CORONA, CA. 92883

ASMT: 290150003, APN: 290150003
WERNER FAMILY PROP
C/O PATTY SCHULER
P O BOX 77850
CORONA CA 92877

ASMT: 290591051, APN: 290591051
JULIUS ABANISE, ETAL
25473 HYACINTH ST
CORONA, CA. 92883

ASMT: 290160013, APN: 290160013
JOE ACHTEN
STE 112-221 C/O KILEY CHILDRENS TRUST
2279 EAGLE GLEN PKWY
CORONA CA 92883

ASMT: 290591052, APN: 290591052
MAYUMI KODO, ETAL
25481 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591039, APN: 290591039
MARY ENDERS, ETAL
10906 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591053, APN: 290591053
MICHELLE STOTTS, ETAL
25489 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591040, APN: 290591040
NOEL LORONA, ETAL
10927 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591054, APN: 290591054
YUH YUN LIN, ETAL
604 EL VALLENITO DR
WALNUT CA 91789

ASMT: 290591041, APN: 290591041
JENNY TIEU, ETAL
10939 CARAWAY LN
CORONA, CA. 92883

ASMT: 290602001, APN: 290602001
JENNIE LEE, ETAL
25505 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602002, APN: 290602002
CARLENE STRATHMANN, ETAL
25513 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602009, APN: 290602009
ISSAM MAYASSI
25569 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602003, APN: 290602003
MIHEE JANG
25521 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602010, APN: 290602010
VASUNDHARA BENSON, ETAL
25577 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602004, APN: 290602004
SALVACION NABUA, ETAL
25529 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602011, APN: 290602011
SALLY SHIPLEY, ETAL
25609 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602005, APN: 290602005
DANIEL OAS
6250 N IRWINDALE AVE
IRWINDALE CA 91702

ASMT: 290602012, APN: 290602012
DAWN RODRIGUEZ, ETAL
25617 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602006, APN: 290602006
KINDRED WHITE
25545 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602013, APN: 290602013
THELMA MORENO, ETAL
25625 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602007, APN: 290602007
DAGMAR CHRISTENSEN, ETAL
25553 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602014, APN: 290602014
ELIZABETH RUSSO, ETAL
25633 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602008, APN: 290602008
MICHAEL LORBER, ETAL
25561 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602015, APN: 290602015
JENINE SLOAN, ETAL
25630 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602016, APN: 290602016
SHARON GAGNE, ETAL
25622 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602023, APN: 290602023
DOUGLAS WHITEFIELD
25574 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602017, APN: 290602017
ANNE CHANCE, ETAL
25614 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602024, APN: 290602024
DANA YEARTA
25566 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602018, APN: 290602018
MERCEDES VIRAMONTES, ETAL
25600 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602025, APN: 290602025
DANITZA VASQUEZ, ETAL
25558 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602019, APN: 290602019
PRIYANKA VYAS, ETAL
25598 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602026, APN: 290602026
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 290602020, APN: 290602020
PATTI CURRIER, ETAL
25590 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602027, APN: 290602027
CONNIE CURRIER, ETAL
25542 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602021, APN: 290602021
RC PROP V
C/O RESIDENTIAL FUNDING CO
8400 NORMANDALE LAKE BLVD
BLOOMINGTON MN 55437

ASMT: 290640001, APN: 290640001
GERARDO ALAMO
25587 RED HAWK RD
CORONA, CA. 92883

ASMT: 290602022, APN: 290602022
KHA NOU
25582 HYACINTH ST
CORONA, CA. 92883

ASMT: 290640002, APN: 290640002
ERIC BJORNASTAD, ETAL
25597 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640003, APN: 290640003
DIANE OEI, ETAL
25607 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640018, APN: 290640018
DONNA GROFF, ETAL
25744 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640004, APN: 290640004
FEDERAL NATL MORTGAGE ASSN
C/O FANNIE MAE
P O BOX 650043
DALLAS TX 75265

ASMT: 290640048, APN: 290640048
NANCY GALVAN, ETAL
11305 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640005, APN: 290640005
DESIREE ROMANO, ETAL
25627 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640049, APN: 290640049
LUVY LEAL
11281 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640006, APN: 290640006
KELLY PRIMERANO, ETAL
25637 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640050, APN: 290640050
ALBERT BYNUM
11257 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640007, APN: 290640007
LANDA IVERSON
25647 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640051, APN: 290640051
JOHN DUHAMELL
11233 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640016, APN: 290640016
MARGARET MCKEE, ETAL
25737 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640065, APN: 290640065
SYCAMORE CREEK COMMUNITY ASSN
C/O PAM PENTON
1451 RIMPAU AVE STE 107
CORONA CA 92879

ASMT: 290640017, APN: 290640017
LACEY COX, ETAL
25747 RED HAWK RD
CORONA, CA. 92883

ASMT: 290650025, APN: 290650025
KIMBERLY SARUWATARI, ETAL
11353 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650026, APN: 290650026
CHUNG KIM, ETAL
11341 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290660013, APN: 290660013
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290650027, APN: 290650027
SHINAN KANG, ETAL
11329 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290670004, APN: 290670004
NANCY CLEVELAND, ETAL
25629 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290650028, APN: 290650028
TERI ZEPNICK, ETAL
11317 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290670005, APN: 290670005
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 290650050, APN: 290650050
SYCAMORE HILLS COMMUNITY ASSN
C/O DONALD L BOORTZ
16845 VON KARMAN STE 200
IRVINE CA 92606

ASMT: 290670007, APN: 290670007
STARFIELD SYCAMORE INV
C/O STEVEN C CAMERON
14 CORPORATE PLAZA
NEWPORT BEACH CA 92660

ASMT: 290660010, APN: 290660010
JOE ACHTEN
C/O KILEY CHILDRENS TRUST
205 E 5TH ST
CORONA CA 92879

ASMT: 290670033, APN: 290670033
JANET CLEVELAND, ETAL
25625 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290660011, APN: 290660011
JUANITA GRAY, ETAL
11011 INDIAN TRUCK TR
CORONA, CA. 92883

ASMT: 290670034, APN: 290670034
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON DR STE 250
IRVINE CA 92612

ASMT: 290660012, APN: 290660012
STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH CA 92660

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Waste Resources Management,
Riverside County
Mail Stop 5950

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Starfield Sycamore Inv LLC
ATT: Brian Woods
2151 Michelson Dr. #250
Irvine CA 92612

Albert A Webb Associates
3788 McCray St.
Riverside CA 92506

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TENTATIVE TRACT MAP NO. 36317

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Starfield Sycamore Investors LLC

Project Applicant

2151 Michelson Drive, Suite 250 Irvine CA 92612

Address

Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15

Project Location

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.

Project Description.

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 6, 2013, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 325 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS previously adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

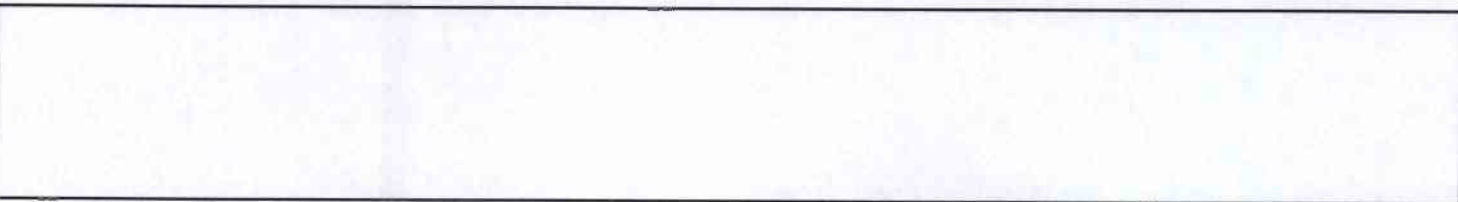
Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 4/15/2013
Y:\Planning Case Files-Riverside office\SP00256A2\PC\NOD Form.docx



Please charge deposit fee case#: ZTR36317 ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1011453

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: STARFIELD SYCAMORE INV LLC \$64.00
paid by: CK 1576
FISH & GAME FOR EA42390(ADDENDUM 4-EIR 325)TR36317
paid towards: CFG05754 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 18, 2010 16:57
GLKING posting date Oct 18, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!