

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Transportation Department Review

Findings of Fact:

a) The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c-d) The proposed project is not located within an Airport Influence Area and does not anticipate an increase in rail or waterborne traffic, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project has been conditioned to improve sidewalk, curb, and gutter along Girard Street to meet the requirements for County public right-of-way standards for new residential development. Additionally, a portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, the impact is considered less than significant.

g) During project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial. Therefore, the impact is considered less than significant.

h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements which will allow for access to the site. The project will have two points of access from an existing paved road off Girard Street via two driveways for ingress and egress. These two points of access will allow uninterrupted access for emergency vehicles to access the site. Therefore, the impact is considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The project will have no impact on bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Project will be served by the Lake Hemet Water District with existing water facilities pursuant to the arrangement of financial agreements. The Project will not physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of the Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to utility services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Site is located within the Lake Hemet Water District sewer services area. The Project will not physically alter existing facilities or result in the construction of new or-physically altered facilities. This Project will be conditioned to comply with County Ordinance No. 659 which will mitigate the potential impacts to sewer services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Riverside County Waste Management Department review

Findings of Fact:

a-b) The Project will not substantially alter existing or future solid waste generation patterns and disposal services. A review was completed by the Riverside County Waste Management Department on May 17, 2007, in which recommendations were made to reduce the project's potential solid waste impacts. These are standard conditions of approval and pursuant to CEQA are not considered mitigation. The Project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) Letters to the applicable servicing entities did not elicit any responses indicating that the Project will require substantial new facilities or expand facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact: The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As noted in more detail in Section 7 above. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

“Air Quality and Greenhouse Assessment” prepared by Scientific Resources Associated, dated October 17, 2013

“Phase I Archaeological Assessment for the Girard Street Properties” prepared Scientific Resource Surveys Inc. dated August 2007

“A Cultural Resource Assessment Update for the Girard Townhome Project” prepared by Brian F. Smith and Associates dated September 30, 2013

Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

“Noise Impact Analysis for the Girard Townhome Project Hemet, California” prepared by Roma Environmental dated 9/30/13

U.S.D.A. Soil Conservation Service Soil Surveys

Multiple Species Habitat Conservation Plan (Volume 1, Section 6.1.4).

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule A condominium subdivision for construction of 37 townhomes on 2.96 acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 35477 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35477, Amended No. 4, dated 12/31/13.

FLOOR PLANS AND ELEVATIONS = Exhibit B dated 9/3/12, Exhibit C dated 9/3/12

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

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

Tract Map 35477 is proposing to receive potable water service and sanitary sewer service from Lake Hemet Municipal Water District (LHMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LHMWD as well as all other applicable agencies.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
31751 Sandhill Lane
Temecula, CA 92591

Noise Study: "Noise Impact Analysis for the Girard Townhome Project, Hemet, California" dated September 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tentative Tract No. 35477 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 16, 2014 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Schedule fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 3 MAP -AMD#5 EXHIBIT RECOMMND

ALL CONDITIONS ARE PER AMENDED #5 EXHIBIT DATED 12/31/13.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

TR 35477 is a proposal to subdivide 2.69 acres into residential lots in the San Jacinto area. The site is located north of Whittier Ave, south of Mayberry Ave and west of Girard St.

The site receives minimum offsite runoff. It shall be noted that the topography for this project drains to the west towards an existing development with little or no drainage infrastructure. This development would adversely impact downstream property owners by increasing the rate and volume of flood flows and impacting water quality. The lack of adjacent flood control facilities makes conventional mitigation difficult. An increased runoff basin appears infeasible. Substantial water quality features and site design will be required to mitigate both impacts.

The District has received the revised Preliminary Hydrology Report and a revised Preliminary Water Quality Management Plan on 8/14/08. The Hydrology Report submitted with

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Amended 4 exhibits is an older version, the District comments are based on the report recieved on 8/14/08. The project proposes to drain onsite flows to the west to an infiltration trench. This proposed infiltration trench will mitigate for increase run off as well as water quality. Conceptually the drainage scheme is acceptable to the District, but the depth of porous concrete and gravel will have to be adjusted at improvement plan check per the back up calculations. It should be noted that the final project specific WQMP shall meet the current Municipal Seperate Storm Sewer System (MS4) permit requirements. A copy of the project specific WQMP shall be submitted to the District for review and approval upon issuance of permits or map recordation.

The site is located within the bounds of the Hemet Regional and the Salt Creek/North Hemet Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for this ADP's are \$5,134 and \$131 per acre respectively, the fees due will be based on the fees in effect at the time of payment. The fees are payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5

MAP PERP DRAINAGE PATTERNS

RECOMMND

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

10.FLOOD RI. 12

MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF (cont.) RECOMMND

improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

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

10.FLOOD RI. 16

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that

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10. GENERAL CONDITIONS

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

stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 MAP - PDA04527 RECOMMND

PDA4527 PHASE II ACCEPTED
INFORMATIONAL:

County Archaeological Report (PDA) No4527, submitted for this project (TR35477) was prepared by Brian F. Smith and Associates and is entitled: "A Cultural Resource Assessment Update for the Girard Townhome Project, TR35477, Riverside County, California", dated September 30, 2013.

According to the study, one historic structure (P-33-166490) was evaluated for significance. The evaluation revealed that the resource lacked integrity, architecturally distinguishing features, and associated subsurface deposits, as well as not being linked to any significant or historically important individuals. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA.

This study has been incorporated as part of this project,

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDA04527 (cont.) RECOMMND

and has been accepted.

10.PLANNING. 4 MAP - INADVERTENT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 5 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 6 MAP - GEO02003 RECOMMND

County Geologic Report (GEO) No. 2003, submitted for this project (TR35477) was prepared by Earth - Strata, Inc. and is entitled: "Preliminary Geotechnical Interpretive Report, Proposed Multi-Family Residential Development, Assessor's Parcel Numbers 474-150-044 and -045, Located at 26399 Girard Street, Hemet Area of Riverside County, California, Project No. 07179-10A" dated August 21, 2007. In addition, the following

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 5 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 6 MAP - GEO02003 RECOMMND

County Geologic Report (GEO) No. 2003, submitted for this project (TR35477) was prepared by Earth - Strata, Inc. and is entitled: "Preliminary Geotechnical Interpretive Report, Proposed Multi-Family Residential Development, Assessor's Parcel Numbers 474-150-044 and -045, Located at 26399 Girard Street, Hemet Area of Riverside County, California, Project No. 07179-10A" dated August 21, 2007. In addition, the following

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - GEO02003 (cont.)

RECOMMND

reports were submitted for this project:

1."Updated Preliminary Geotechnical Interpretive Report, Proposed Multi-Family Residential Development, Assessor's Parcel Numbers 474-150-044 and -045, Located at 26399 Girard Street, Hemet Area of Riverside County, California, Project No. 07179-10B", dated July 31, 2008.

2."Response to the County of Riverside Review Comments Regarding County Geologic Report 02003, Proposed Multi-Family Residential Development, Assessor's Parcel Number 447-150-044 and -045, Located at 26399 Girard Street, Hemet Area of Riverside County, California, Project No. 07179-70A" dated August 1, 2008.

3."Second Response to the County of Riverside Review Comments Regarding County Geologic Report 02003, Proposed Multi-Family Residential Development, Assessor's Parcel Number 447-150-044 and -045, Located at 26399 Girard Street, Hemet Area, Riverside County, California, Project No. 07179-70A" dated September 5, 2008.

4."Third Response to the County of Riverside Review Comments Regarding County Geologic Report 02003, Proposed Multi-Family Residential Development, Assessor's Parcel Number 447-150-044 and -045, Located at 26399 Girard Street, Hemet Area, Riverside County, California, Project No. 07179-70D" dated September 19, 2008.

5."Updated Preliminary Geotechnical Interpretive Report, Proposed Multi-Family Residential Development, Assessor's Parcel Numbers 474-150-044 and -045, Located at 26399 Girard Street, Hemet Area of Riverside County, California, Project No. 13282-10A" dated September 16, 2013.

6. "Response to the County of Riverside Review Comments Regarding County Geologic Report, Proposed Multi-Family Residential Developmetn, City of Hemet, Riverside Coutny, California", dated November 26, 2013.

These additional reports are herein considered part of GEO 2003.

GEO02003 concluded:

1.No active faults are known to project through the site.

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - GEO02003 (cont.) (cont.)

RECOMMND

2.The potential for surface rupture to adversely impact the proposed structures is very low to remote.

3.Liquefaction induced settlement and dynamic settlement of sands could be up to 11 inches. Dynamic settlement can be reduced to 4.5 inches with differential settlement on the order of 3 inches when removals are made to 21 feet.

4.The potential for lateral spreading is remote.

5.Landslide debris was not observed and no ancient landslides are known to exist on the site.

6.When properly constructed, fill slopes up to 10 feet high with inclinations of 2:1 (h:v) or flatter are considered to be grossly stable,.

7.Cut slopes in alluvium up to 10 feet high with inclinations of 2:1 (h:v) or flatter are considered grossly stable.

GEO02003 recommended:

1.Removals to 21 feet.

2.The project geotechnical consultant or his representative should be present to observe grading operations.

3.Cut slopes should be observed by the engineering geologist or his representative during grading.

GEO No. 2003 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2003 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction hazard and related settlement potential at this site as described elsewhere in this conditions set.

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 8 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-3 zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- e. The maximum height of any building is 50-75 feet.
- f. The minimum parcel size is one acre.
- j. No more than 60% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 15 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant

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10. GENERAL CONDITIONS

10.PLANNING. 15

MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16

MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 20 MAP - SUBMIT BUILDING PLANS RECOMMND

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

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) RECOMMND

change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 3 MAP-#46-WATER PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 8 MAP HEMET/SALT CREEK ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Hemet Regional and Salt Creek/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS LIQUEFACTION 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 the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2003, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of one gross acre.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-3 zone, and with the Riverside County General Plan.

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

E. The common open space area shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 8 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 69.

50.PLANNING. 9 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 69 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 33 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

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

RECOMMND

there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - IMP PLANS (cont.) RECOMMND

does not imply acceptance for maintenance by County.

50.TRANS. 2 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. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Girard Street and so noted on the final map.

50.TRANS. 4 MAP - SIGNING & 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 or as approved by the Director of Transportation.

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Girard Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Girard Street.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 7 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. 8 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 9 MAP - STREETLIGHT PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 11 MAP- UTILITY PLAN RECOMMND

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

50.TRANS. 12 MAP - EXISTING MAINTAINED RECOMMND

Girard Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

- NOTE: 1. A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.
2. Construct A.C. pavement tapering for acceleration and deceleration lanes to the south and north property boundaries as approved by Transportation Department.
3. Construct proposed driveway per County Standard No. 207A.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

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

A notarized letter of permission from the 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. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

60.BS GRADE. 14 MAP- 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. 15 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 MAP - DRAINAGE ACROSS PL RECOMMND

Prior to the issuance of a grading permit, the developer/owner shall comply with the requirements of Appendix "J" section J109.4 of the California Building Code. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

60.BS GRADE. 17 MAP - ALTERNATIVE PAVEMENT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

E HEALTH DEPARTMENT

60.E HEALTH. 1 PHASE 2 ENV SITE ASSESSMENT RECOMMND

Prior to the Issuance of a Grading Permit, a Phase II Environmental Assessment is required to properly evaluate the potential for agricultural chemicals in the soil that may pose a risk to human health or the environment. According to the Phase 1 Environmental Site Assessment prepared by Earth-Strata, Inc. dated October 11, 2013, the land has been historically utilized for agricultural purposes which indicates the potential for pesticide application. Contact the County of Riverside, Department of Environmental Health - Environmental Cleanup Programs at (951) 955-8982 for further information.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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. 7 MAP HEMET REGIONAL/SALT CREEK RECOMMND

TR 35477 is located within the limits of the Hemet Regional and Salt Creek/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 standards 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.
- 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 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. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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. 5 MAP - ARCHAEO MONITOR RECOMMND

CULTURAL RESOURCE MONITOR REQUIRED:
PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - ARCHAEO MONITOR (cont.)

RECOMMND

plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 10 MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 17 MAP - SECTION 1601/1603 PERMIT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SECTION 404 PERMIT

RECOMMND

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

60.PLANNING. 20 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.96 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 22 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 26 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 ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 28 MAP - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 41303 which must be satisfied prior to the issuance of a grading permit.

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

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

"PRIOR 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 - ARCHAEO MONITOR REPORT

RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred,

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - ARCHAEO MONITOR REPORT (cont.) RECOMMND

including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

FIRE DEPARTMENT

80.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

ALL DWELLINGS SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D,2013 EDITION.PLANs SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

80.FIRE. 2 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. 3 MAP HEMET REGIONAL/SALT CREEK RECOMMND

TR 35477 is located within the limits of the Hemet Regional and Salt Creek/North Hemet Area Drainage Plan for which drainage fees have been adopted.

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP HEMET REGIONAL/SALT CREEK (cont.) RECOMMND

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

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. 3 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B and C.

80.PLANNING. 4 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B.

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. in all parking areas and driveways shall be surfaced with asphaltic concrete to current standards as

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - PARKING SPACES (cont.) RECOMMND

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 Plan of Development.

80.PLANNING. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 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 Planning Department for review and approval pursuant to County Ordinance No. 348, Section 18.30.a.(1) prior to grading permit issuance. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 17, 2014 as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

TRANS DEPARTMENT

80.TRANS. 1 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 Girard Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Girard Street.
- (4) Street sweeping.

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

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 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.Sub-grade inspection prior to base placement.

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection.

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

1.Inspection of Final Paving.

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

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

4.Inspection of completed onsite drainage facilities

5.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 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

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 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. aid certification shall be obtained from the Riverside Economic Development Agency (EDA) for CSA No. 69.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.69 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION (cont.) RECOMMND

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

90.PLANNING. 11 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 this permit and

Environmental Assessment No. 41303

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

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

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

90.TRANS. 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 street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

06/23/14
11:22

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Girard Street.

06/23/14
12:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 21

MAP - MINOR REVISIONS

RECOMMND

This Condominium Map has been processed with Floor Plans and Elevations in order to provide the Planning Commission and the Board of Supervisors with a general illustration of what will be constructed. Any minor changes to the design of the project, so long as it does not change the massing or increase the total unit count, may be administratively reviewed and approved by the Director of Planning. Such administrative review will not require a hearing.

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

DATE: November 6, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plnchk)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Landscape
Archeology

TENTATIVE TRACT MAP NO. 35477, AMENDED NO. 1 – EA41303 – Applicant: Tim Huyck – Engineer/Representative: Trans-Pacific Consultants - Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 Dwelling Units/Acre) and Very High Density Residential (CD-VHDR) (14-20 Dwelling Units/Acre) Location: Northerly of Whittier Ave., Southerly of Mayberry Ave., and Westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** A proposal for a Schedule "A" Subdivision for a 47 unit condominium complex on 2.69 gross acres. The complex includes one multi-sport court, one tot lot, one pool area and one open space area. There currently exist two (2) residential structures - APN(s):447-150-044, 447-150-045 - Concurrent Case: GPA00851

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **November 29, 2007 CPR 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 **Shelley Esteybar**, Project Planner, (951)955-4641, or e-mail at sesteyba@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
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 11, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Landscape

TENTATIVE TRACT MAP NO. 35477, AMENDED NO. 2 – EA41303 – Applicant: Tim Huyck – Engineer/Representative: Trans-Pacific Consultants - Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The tentative map proposes a Schedule “A” Subdivision for a 47 unit condominium complex on 2.69 gross acres. The proposal includes a 789 sq. ft. tot lot, a 1574 sq. ft. pool area, an 840 sq. ft. barbeque area, and 22,664 sq. ft. of open space area. Total development proposal includes, 31,881 sq. ft. of building area, 25,868 sq. ft. of open space, 4,658 sq. ft. of landscaping, and 132 parking spaces. There currently exist two (2) residential structures - APN(s):447-150-044, 447-150-045 Concurrent Cases: GPA00581

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 3, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner, (951)955-4641, or e-mail at jhorn@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
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 27, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
Co. Geologist
Landscape

TENTATIVE TRACT MAP NO. 35477, AMENDED NO. 3 – EA41303 – Applicant: Tim Huyck – Engineer/Representative: Trans-Pacific Consultants - Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., Southerly of Mayberry Ave., and Westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The tentative map proposes a Schedule "A" Subdivision for a 47 unit condominium complex on 2.69 gross acres. The proposal includes a 789 sq. ft. tot lot, a 1574 sq. ft. pool area, an 840 sq. ft. barbeque area, and 22,664 sq. ft. of open space area. Total development proposal includes, 31,881 sq. ft. of building area, 25,868 sq. ft. of open space, 4,658 sq. ft. of landscaping, and 129 parking spaces. There currently exist two (2) residential structures - APN(s):447-150-044, 447-150-045 Concurrent Cases: GPA00581

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 18, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner, (951)955-4641, or e-mail at jhorn@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 AMENDED CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: July 25, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section

P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
3rd District Supervisor - Stone
3rd District Planning Commissioner - Petty
Hemet Unified School District

TENTATIVE TRACT MAP NO. 35477 – AMENDED NO. 4 – EA41303 – Applicant: Tim Huyck – Engineer/Representative: Trans-Pacific Consultants - Third/Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The tentative map proposes a Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure - APN(s):447-150-044, 447-150-045

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 15, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at (951) 955-1888 or email at **HPKANG@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

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.

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

DATE: April 9, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (PlnChk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Department

Riv. Waste Management Dept
Valley-Wide Recreation & Parks Dist. #7
Riv. Co. Airport Land Use Commission
Supervisor Stone
Commissioner Petty
Hemet Unified School Dist.
EMWD
Caltrans Dist. #8
California Native American Heritage Commission
EIC "Attachment A"
U.S. Postal Service

TENTATIVE TRACT MAP NO. 35477 – EA41303 – Applicant: Tim Huyck – Engineer/Representative: Transpacific Consultants - Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 DU/Acre), Very High Density Residential (CD-VHDR) (14-20 DU/Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** A proposal for a schedule A subdivision of a 48 unit town home project on 2.69 gross acres. APN(s):447-150-044, 447-150-045

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 3, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at **(951) 955-4641** or email at sesteyba@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

SEE ATTACHED

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.




Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

TRACT MAP NO. 35477

1. Developer is required to **pay *Quimby (park) fees*** on all residential units.
2. The developer must form a homeowner's association to fund the maintenance of the detention basin and any streetscape improvements.



Samuel W. Goepf, General Manager

April 18, 2007

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 658-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: dn_nahc@pacbell.net



September 11, 2007

Ms. Shelley Esteybar, Project Planner
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
P.O. Box 1409
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157
Number of pages: 2

Re: Tribal Consultation Per SB 18/Sacred Lands File Search for Project - General Plan
Amendment 00851 for Tentative Tract Map 35477; Ramona District, Riverside County, California

Dear Ms. Esteybar:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no sites were found within the area of potential effect you identified. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton
Program Analyst

Attachment: Native American Contacts

**Native American Tribal Consultation List
Riverside County
September 11, 2007**

Cahuilla Band of Indians
Anthony Madrigal, Jr., Interim-Chairperson
 P.O. Box 391760 Cahuilla
 Anza, CA 92539
 tribalcouncil@cahuilla.net
 (951) 763-2631

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
 P.O. Box 1477 Luiseno
 Temecula, CA 92593
 tbrown@pechanga-nsn.gov
 (951) 676-2768

San Manuel Band of Mission Indians
Henry Duro, Chairperson
 26589 Community Center Drive Serrano
 Highland, CA 92346
 (909) 864-8933
 (909) 864-3724 - FAX

Soboba Band of Mission Indians
Robert J. Salgado, Chairperson
 P.O. Box 487 Luiseno
 San Jacinto, CA 92581
 varres@soboba-nsn.gov
 (951) 654-2765

Santa Rosa Band of Mission Indians
John Marcus, Chairman
 P.O. Box 609 Cahuilla
 Hemet, CA 92546
 srtribaloffice@aol.com
 (951) 658-5311
 (951) 658-6733 Fax

Ramona Band of Cahuilla Indians
Manuel Hamilton, Chairperson
 P.O. Box 391670 Cahuilla
 Anza, CA 92539
 admin@ramonatribe.com
 (951) 763-4105

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65362.3.



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

December 18, 2007

Attn: Shelly Esteybar
County of Riverside
P.O. Box 1409
Riverside, Ca 92502-1409

Re: Tentative Tract Map No. 35477 (TR 35477)

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that the project area falls within the bounds of our Tribal Traditional Use Area.

Soboba Band of Luiseño Indians is requesting the following:

1. Further consultation with Native American Tribes.
2. **Copies of archeological and/or cultural resource documentation.**

If you have any questions or concerns please do not hesitate to contact me at the following number 951-487-8268.

[SPECIAL NOTE (for projects other than cell towers): If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]

Sincerely,

Darren Hill
Soboba Cultural Resource Department
Phone 951-487-8268
Cell 951-663-5279
dhill@soboba-nsn.gov

10-22-07

Shelley Esteybar,

In response to your comments on the The Evan Jones project in Hemet Ca, I have provided the following responses. Please feel free to contact me if you have any questions.

1 - I had thought you were going to add windows with window treatment to the side elevations. Most particularly to the buildings at the front entrance. We do need the 360 degree architecture.

Please see that window and window treatment have been added

2 - I am assuming you are proposing a subdivision of 1 lot with 47 condominium units. If so please specify on site plan. You can place "1" circled at the center on the site plan and note it on the legend as Subdivision Lot Number.

Please see that we now have provided a circle and a note as you requested. (A-1)

3 - Please include a parking calculation table. Please see ordinance 348 - Parking for multi-family residential developments.

Please see parking calculation on sheet A-1

4- You need to provide color/material exhibit calling out all the color/material used on the elevations. You can all them all out on the elevations as well.

Please see the color board and exhibits. We have call out all material on sheets A-10 thru A-17 this should correspond with the sample board that will be provided.

5- Include signage plan as requested

See signage plan on sheet A-1

6- Lastly, do not include the "not-a-part" on the site plan. "Not a Part" should only be used if it is part of your parcel but not being incorporated in the development plan. That will confuse the other departments.

Please see that this note has been omitted off the Site plan per your request.

Thank you for your time per reviewing our project.

Wade Shuey
Project Designer

WSCS
909-262-9766



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

May 17, 2007

Shelley Esteybar, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 35477
Proposal: Divide 2.69 acres into 48-unit town homes.
APN: 447-150-044, -045

Dear Ms. Esteybar:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Whittier Avenue, south of Mayberry Avenue, and west of Girard Street, in the Ramona Zoning District. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly

Shelley Esteybar, Project Planner
TR No. 35477
May 17, 2007
Page 2

disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD #54467

ML

8412-1
Clear/cls

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

DATE: April 9, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (PlnChk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Department

Riv. Waste Management Dept
Valley-Wide Recreation & Parks Dist. #7
Riv. Co. Airport Land Use Commission
Supervisor Stone
Commissioner Petty
Hemet Unified School Dist.
EMWD
Caltrans Dist. #8
California Native American Heritage Commission
EIC "Attachment A"
U.S. Postal Service

COUNTY OF RIVERSIDE
WASTE MANAGEMENT
07 APR 13 PM 1:12

TENTATIVE TRACT MAP NO. 35477 – EA41303 – Applicant: Tim Huyck – Engineer/Representative: Transpacific Consultants - Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 DU/Acre), Very High Density Residential (CD-VHDR) (14-20 DU/Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** A proposal for a schedule A subdivision of a 48 unit town home project on 2.69 gross acres. APN(s):447-150-044, 447-150-045

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 3, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at (951) 955-4641 or email at sesteyba@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.



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

Professional Development
Service Center

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Professional Development
Academy

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board
Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik

August 14, 2013

H.P. Kang
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-1888

RECEIVED
AUG 15 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Re: Tentative Tract Map No. 35477 – Amended No. 4

Dear Mr. Kang,

Hemet Unified School District (HUSD) is in receipt of the Land Development Committee/Development Review Team 4th Amended Case Transmittal for Tentative Tract Map No. 35477 (Project). The Project is located north of Whittier Avenue, south of Mayberry Avenue, and west of Girard Street. In terms of residential construction, the Project proposes a 37 unit condominium complex on 2.69 gross acres.

The current permanent school facilities in HUSD have an original design capacity of 20,299 students. Presently, our enrollment is 21,698. We are accommodating the extra enrollment with portable facilities but have reached a point where our core facilities at most sites have become saturated.

The Project area is currently served by Ramona Elementary School for grades K-5, Acacia Middle School for grades 6-8 and West Valley High School for grades 9-12. Based on a current K-12 student generation rate of 0.3530 students per unit, the Project may generate a total of 13 students (six in grades K-5, three in grades 6-8 and four in grades 9-12).

Based on current transportation policies, the Project would not be eligible for transportation provided by HUSD. Detailed transportation information can be found at <http://www.hemetusd.k12.ca.us/business/transpo/index.html>.

HUSD's current school fees are \$3.75 per square foot for residential construction and \$0.51 per square foot for commercial, industrial and senior residential construction. School fees must be paid before issuance of any building permits. HUSD only accepts certified checks as payment for school fees. Please contact the HUSD Facilities Department for current school fee information and calculation prior to issuing a certified check.

Following is a list our schools, enrollment and capacity:

SCHOOL	GRADE LEVEL	ENROLLMENT*	PERMANENT CAPACITY**	OVER (+) / UNDER (-) CAPACITY
Acacia Middle	6-8	813	812	1
Bautista Creek Elementary	K-5	931	566	365
Cawston Elementary	K-5	822	570	252
College Prep High	9-12	186	0	186
Cottonwood School	K-8	234	305	-71
Dartmouth Middle	6-8	910	1,082	-172
Diamond Valley Middle	6-8	1,125	1,322	-197
Fruitvale Elementary	K-5	921	530	391
Hamilton School	K-8	455	215	240
Hamilton High	9-12	330	450	-120
Harmony Elementary	K-5	884	558	326
Hemet High	9-12	2,428	2,838	-410
Idyllwild School	K-8	282	255	27
Jacob Wiens Elementary	K-5	737	570	167
Little Lake Elementary	K-5	844	522	322
McSweeny Elementary	K-5	747	558	189
Ramona Elementary	K-5	722	480	242
Rancho Viejo Middle	6-8	1,280	1,456	-176
Santa Fe Education Center	K-12	925	890	35
Tahquitz High	9-12	1,594	2,418	-824
Valle Vista Elementary	K-5	653	520	133
West Valley High	9-12	1,848	2,252	-404
Western Center Academy	6-8	374	240	134
Whittier Elementary	K-5	1,102	550	552
Winchester Elementary	K-5	551	340	211
TOTAL	K-12	21,698	20,299	1,399

*Enrollment as of 10/3/2012 (Enrollment Reporting Day)

**Loaded at the State standard to allow for Class Size Reduction (K-3 = 20, 4-12 = 30, SDC = 15, SH = 8)

Please contact me at (951) 765-5100 x5465 or jbridwell@hemetUSD.k12.ca.us if you have any questions.

Sincerely,



Jesse Bridwell
Facilities Planner

Board of Directors

Frank D. Gorman
President
Division 2

Larry Minor
Vice President
Division 4

Todd A. Foutz
Secretary/Treasurer
Division 3

Cornelius T. Schouten
Division 1

Rick Hoffman
Division 5



Mailing Address: P.O. Box 5039 • Hemet, CA 92544
26385 Fairview Avenue • Hemet, CA 92544
phone 951.658.3241 • fax 951.766.7031
www.lhmwd.org

Staff

Thomas W. Wagoner
General Manager

Mike Gow
AGM/Chief Engineer

Karen Hornbarger
Asst. Secretary/Treas.

LeAnn Markham
Manager, Admin. Services

Mitchell J. Freeman
Manager, Operations

Richard Johnson
Manager, Construction

WILL SERVE LETTER AND DISTRICT STATEMENT OF AVAILABILITY

Date: May 7, 2014

Property Owner/Responsible Party: G8 Development, Inc.
Address: 4538 Cass Street San Diego, Ca 92109
Subject Property Address/Location: 26399 Girard Street,
Hemet, Cal 92544
Tract/Parcel/Description: Tract # 35477

To Whom It May Concern:

This letter is to confirm that the above address/property is located within the service area of Lake Hemet Municipal Water District ("Lake Hemet") for the provision of sewer collection service or water service. Lake Hemet is willing and able to provide this service when applicable fees have been paid and upon satisfaction of the requirements for connection pursuant to Lake Hemet's rules and regulations.

This letter shall not constitute a vested right to receive sewer collection *and* water service in any particular amount or with any particular consistency. Service shall be provided in accordance with Lake Hemet's authority and discretion as a public agency.

Water reserves and availability of supplemental water for domestic consumption within Lake Hemet's service area are presently limited. Local groundwater basins throughout the San Jacinto Valley are in decline, which makes acquisition of imported water and the construction of facilities to enable its treatment and distribution important. In cooperation with Eastern Municipal Water District and the cities of Hemet and San Jacinto, Lake Hemet has embarked on capital improvements and water acquisition programs, the cost of which must be borne, in a proportionate amount, by new development.

This request shall expire six (6) months from the date noted above.

If you have any questions, please call (951) 658-3241 ext. 237

Noah Bischof, Customer Service
Lake Hemet Municipal Water District

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S):

TR35477

Set I.D. No.

CC004196

Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: G8 Development Inc.

E-Mail: pchodus@sbcglobal.net

Applicant's Contact Person:

Philip Chodus President

Chris Warburton Vice-President cwarburton@cox.net

If the applicant is not a person or persons, a contact person and their title is required

Mailing Address:

7624 El Cajon Blvd.

La Mesa
City

CA
State

91942
ZIP

Daytime Phone No:

(619) 823-3402

Philip

Fax No:

(619) 465-0302

(619) 804-5830

Chris

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED:

1/30/13

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.

I Philip Chodus verify that I am the new applicant and acknowledge the receipt thereof. My new address is 7624 El Cajon Blvd., phone number is 619-823-3402, and can be e-mailed at pchodus@sbcglobal.net.

(name of new applicant)

Signature of Existing Applicant


Signature of New Applicant

Y:\Planning Master Forms\Application Forms\295-1079 Standard Letter of Application Withdrawal.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-2200 Fax: (951) 955-2157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 922-2277 Fax: (760) 922-7555

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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: TR35477 DATE SUBMITTED: 3-9-07

APPLICATION INFORMATION EA CFG

Applicant's Name: TIM HUICK E-Mail: TIMHUICK@HOTMAIL.COM

Mailing Address: 12564 BOUGAINVILLEA WAY
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (951) 359-0594 Fax No: (951) 637-8740

Engineer/Representative's Name: TRANSPACIFIC CONSULTANTS E-Mail: _____

Mailing Address: 27431 ENTERPRISE CIRCLE WEST
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 676-7000 Fax No: (951) 699-7324

Property Owner's Name: MICHAEL P. WATSON E-Mail: MIKE@MIKEWATSONINSTITUTE.COM

Mailing Address: 1366 EAST 1120 SOUTH
PROVO UTAH 84606
City State ZIP

Daytime Phone No: (801) 418-7700 Fax No: (801) 418-7722

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Tracy S. Hill

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MICHAEL P. WATSON

PRINTED NAME OF PROPERTY OWNER(S)

Michael P. Watson

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 447-150-044 + 447-150-045

Section: 14 Township: 5 SOUTH Range: WEST

Approximate Gross Acreage: 2.69

General location (cross streets, etc.): North of WHITTIER AVE., South of MAYBELLY AVE., East of OLIVE DR., West of PLYMOUTH ST.

Thomas Brothers map, edition year, page number, and coordinates: 2004 EDITION P. 841C1

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):

Develop
48 UNIT TOWNHOME PROJECT

Related cases filed in conjunction with this request:

NONE

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the proposal 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: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 2.69 Acres sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Amy S. [Signature] Date 3/7/07

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I Lisa Edwards, certify that on 6/19/14
the attached property owners list was prepared by Arc GIS
APN(s) or case numbers 447-150-044 & 447-156-045
for Company or Individual's Name PLANNING DEPARTMENT
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.

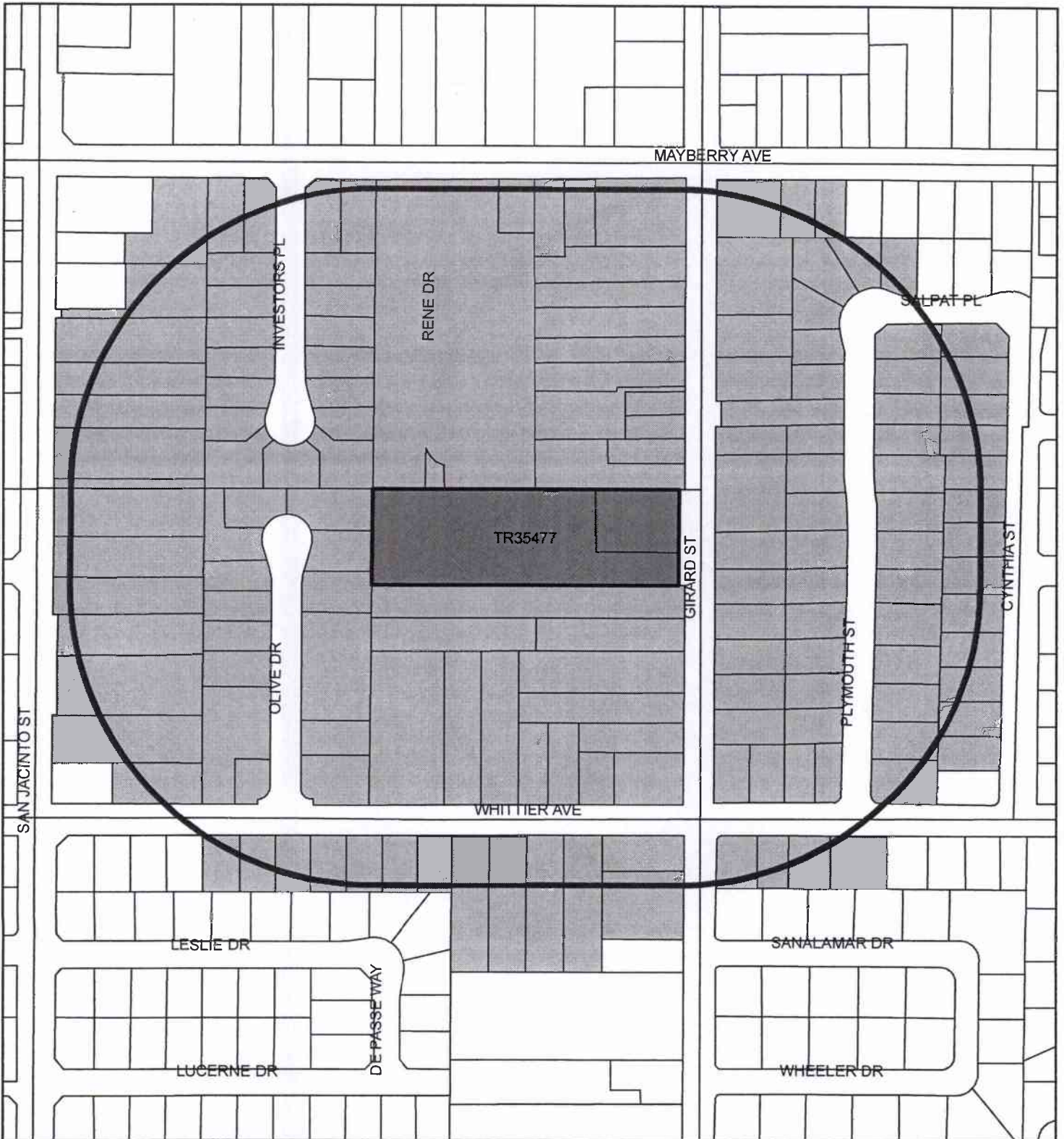
NAME: Lisa Edwards 

TITLE: Project Planner

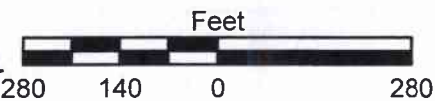
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-1888

TR35477 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by ledwards on 6/19/2014

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.

EDUARDO AGUIRRE
40546 SALPAT PL
HEMET, CA. 92544

MARC J AKACICH
2060 BEAR VALLEY PKY
ESCONDIDO, CA. 92027

JOSE TOMAS ARANA
42936 MAYBERRY AVE
HEMET, CA. 92544

RICHARD AUZENNE
26397 CYNTHIA ST
HEMET, CA. 92544

MARTIN C AVERY
40558 SALPAT PL
HEMET, CA. 92544

RAYAPPA REDDY BALASANI
4410 CEDARGLEN CT
MOOR PARK, CA. 93021

DANNEY E BALL
140 E STETSON AVE 333
HEMET, CA. 92543

DANNEY EDWARD BALL
PMB 333
140 E STETSON AVE
HEMET, CA. 92543

FILIBERTO BANUELOS
26418 GIRARD ST
HEMET, CA. 92544

VALERIE AMBER BARBER
26456 PLYMOUTH ST
HEMET, CA. 92544

RICHARD ALLEN BARTLETT
759 ROSEWOOD AVE
CAMARILLO, CA. 93010

CLAY LEE BASIL
42241 WELSHES CT
HEMET, CA. 92544

BENJAMIN BLANCHARD
26390 PLYMOUTH ST
HEMET, CA. 92544

JUAN BLANCO
1405 E WHITTIER AVE
HEMET, CA. 92544

PETER BLASI
26473 CYNTHIA ST
HEMET, CA. 92544

ADRIAN B BOHORQUEZ
340 N SAN JACINTO ST NO A
HEMET, CA. 92543

TERRY G BRATTEN
40535 WHITTIER AVE
HEMET, CA. 92544

RAMON BRIONES
26306 INVESTORS PL
HEMET, CA. 92544

DALE K BRUSEWITZ
26452 GIRARD ST
HEMET, CA. 92544

THERESA ELIZABETH BULLARD
26307 GIRARD ST
HEMET, CA. 92544

GORDON BURKHART
2598 HAMPSHIRE RD
RIVERSIDE, CA. 92506

CALIFORNIA NEVADA CHURCH OF GOD
C/O FOUNTAIN OF LIFE CH
26448 OLIVE DR
HEMET, CA. 92544

CARLOS S CARDONA
26426 GIRARD ST
HEMET, CA. 92544

RENE CARDONA
10216 ALEXANDER AVE
SOUTH GATE, CA. 90280

SCOT ARNOLD CHANDLER
26296 INVESTORS PL
HEMET, CA. 92544

CHARWIN PROP
C/O JOEL FEINGOLD
P O BOX 1137
IDYLLWILD, CA. 92549

JOHN CHURCH
2225 GLENNEYRE NO K
LAGUNA BEACH, CA. 92651

DALE H CONRAD
105 SAGE HEN AVE
HEMET, CA. 92544

JORGE CONTRERAS
4371 GOLDENROD CT
CHINO, CA. 91710

RODOLFO CORTES
21963 STRAWBERRY LN
CANYON LAKE, CA. 92587

BONNIE M COSTANTINO
26488 PLYMOUTH ST
HEMET, CA. 92544

DAVID M CRAWFORD
26271 INVESTORS PL
HEMET, CA. 92544

NANCY L DAUDERT
26361 PLYMOUTH AVE
HEMET, CA. 92544

EDWARD LANE DAY
32722 GALLEANO AVE
WINCHESTER, CA. 92596

MIGUEL DE LA CRUZ
1521 WHITTIER AVE
HEMET, CA. 92544

DAVID A DEXTER
26311 CYNTHIA ST
HEMET, CA. 92544

DONALD F DOSKOCIL
26331 CYNTHIA ST
HEMET, CA. 92544

VICTORIA A EZZELL
722 N MARIA AVE
REDONDO BEACH, CA. 90277

CARL E FIFER
26360 PLYMOUTH ST
HEMET, CA. 92544

DONALD G FLATHAU
26461 CYNTHIA ST
HEMET, CA. 92544

GARY L FLEENER
26319 GIRARD ST
HEMET, CA. 92544

CARLOS OMAR FLORES
26468 OLIVE DR
HEMET, CA. 92544

DONALD E FORSYTH
26350 GIRARD ST
HEMET, CA. 92544

FREEDOM REAL ESTATE SOLUTIONS
23905 CLINTON KEITH 114
WILDOMAR, CA. 92595

G8 DEV INC
C/O PHILIP CHODUR
4538 CASS ST
SAN DIEGO, CA. 92109

HILDA GARCIA
3132 CENTURIAN PL
ONTARIO, CA. 91761

JONATHAN GARCIA
40535 MAYBERRY AVE
HEMET, CA. 92544

JOHN GERTIE
31093 SUNSET AVE
NUEVO, CA. 92567

JOSE O GOMEZ
11277 THORTON AVE
LYNWOOD, CA. 90262

MARCUS GOMEZ
220 BANBRIDGE AVE
LA PUENTE, CA. 91744

MARIA GOMEZ
1455 WHITTIER AVE
HEMET, CA. 92544

RICARDO A GONZALEZ
1802 SHEEP RANCH LOOP
CHULA VISTA, CA. 91913

GONZALO RULAMAN R GRAMAJO
26305 INVESTORS PL
HEMET, CA. 92544

AGUSTIN GUERRERO
27341 STANFORD ST
HEMET, CA. 92544

RICHARD R GUMM
26119 DUMONT RD
HEMET, CA. 92544

CYNDYA GUTIERREZ
26284 INVESTORS PL
HEMET, CA. 92544

TODD HALFORD
26400 GIRARD ST
HEMET, CA. 92544

DIANA L HANKS
40525 MAYBERRY AVE
HEMET, CA. 92544

EDGAR S HAYES
41420 LA MISION
HEMET, CA. 92544

EDGAR S HAYES
41420 LA MISSION WAY
HEMET, CA. 92544

EDGAR SELWYN HAYES
41420 LA MISION WAY
HEMET, CA. 92544

HEMET VALLEY CORP
8136 ORION AVE
VAN NUYS, CA. 91406

EDDIE HERNANDEZ
26336 INVESTORS PL
HEMET, CA. 92544

JOSE CARMEN HERNANDEZ
26386 GIRARD ST
HEMET, CA. 92544

KATHLEEN B HOLT
26447 CYNTHIA ST
HEMET, CA. 92544

ROBERT J HUDSON
40522 WHITTIER AVE
HEMET, CA. 92544

RALPH W IRWIN
256 CALLE CAMPESINO
SAN CLEMENTE, CA. 92672

J K PROP INC
C/O EXCEL RESIDENTIAL
2016 RIVERSIDE DR
LOS ANGELES, CA. 90039

RICHARD JOHNSON
26364 PLYMOUTH ST
HEMET, CA. 92544

GARY V KELLUM
40555 WHITTIER AVE
HEMET, CA. 92544

JAMES PATRICK KOZIK
P O BOX 9
HEMET, CA. 92544

SANDRA J KUHRT
40336 WHITTIER AVE
HEMET, CA. 92544

CRAIG C LACHMAN
26350 PLYMOUTH ST
HEMET, CA. 92544

ROBERT C LARMER
2091 SHELTER ISLAND DR
SAN DIEGO, CA. 92106

DEBORAH L LECHNER
C/O RANDALL D FARRAR
P O BOX 17304
SAN DIEGO, CA. 92177

DEBORAH L LECHNER
PMB 128 C/O GIRARD PROP TRUST
6755 MIRA MESA BLV NO 123
SAN DIEGO, CA. 92121

THOMAS N LITTLE
42351 MAYBERRY AVE
HEMET, CA. 92544

JOSE A LOPEZ
40412 WHITTIER AVE
HEMET, CA. 92544

LAURO LOPEZ
26322 SAN JACINTO ST
HEMET, CA. 92544

MARIA VICTORIA LOPEZ
26407 PLYMOUTH ST
HEMET, CA. 92544

PATRICIA A MATTESON
26383 CYNTHIA ST
HEMET, CA. 92544

MAYBERRY COLONY APTS INC
2016 RIVERSIDE DR
LOS ANGELES, CA. 90039

DENNIS RAY MCDOWELL
26360 GIRARD ST
HEMET, CA. 92544

TERRY R MEDEARIS
40362 WHITTIER AVE
HEMET, CA. 92544

JUAN C DUENAS MENDEZ
7230 SCALES WAY
BUENA PARK, CA. 90621

JACQUELINE R MORROW
26315 PLYMOUTH ST
HEMET, CA. 92544

MPN 14 LTD
4900 SANTA ANITA NO 2C
EL MONTE, CA. 91731

RAMIRO MUNOZ
40380 WHITTIER AVE
HEMET, CA. 92544

RAMIRO MUNOZ
40380 WHITTIER AVE
HEMET, CA. 92544

LUZ MURILLO
26377 PLYMOUTH ST
HEMET, CA. 92544

JESUS M NAVARRO
29244 SLUMPSTONE ST
NUEVO, CA. 92567

JAMES W NOLAN
409 N PCH NO 213
REDONDO BEACH, CA. 90277

YUKARI OBATA
1109 CATALINA AVE STE C
REDONDO BEACH, CA. 90277

VELMA J ORTLOFF
43169 BABCOCK AVE
HEMET, CA. 92544

FRED LEROY PARKER
P O BOX 550
HEMET, CA. 92546

KATHERINE ROSE GASTON PARKER
C/O ROSA GASTON
P O BOX 5401
ORANGE, CA. 92863

CLARK PAWLAK
26378 GIRARD ST
HEMET, CA. 92544

AUGUST J PEPE
26511 GIRARD ST
HEMET, CA. 92544

FEDERICO PEREZ
P O BOX 10851
SAN BERNARDINO, CA. 92423

MARGARET E PERRIN
40420 WHITTIER AVE
HEMET, CA. 92544

SURAJ PINTO
1425 E WHITTIER AVE
HEMET, CA. 92544

MILTON L PRESTON
18952 EAGLE SONG PL
RIVERSIDE, CA. 92508

MICHAEL S PULLEN
26400 OLIVE DR
HEMET, CA. 92544

JAMES PULSIFER
10728 CAMINITO BRAVURA
SAN DIEGO, CA. 92108

MAY C RAHEB
6508 E MARENGO DR
YORBA LINDA, CA. 92807

CHARLES ELDON RATHBONE
P O BOX 5512
HEMET, CA. 92544

DAVID RODARTE
40444 WHITTIER AVE
HEMET, CA. 92544

RAUL RUBIO
22781 DEER RUN CT
MURRIETA, CA. 92562

JANIS M RUGGIERO
26423 CYNTHIA ST
HEMET, CA. 92544

JOHN P RUGGIERO
26409 CYNTHIA ST
HEMET, CA. 92544

MARISELA RUIZ
26305 PLYMOUTH ST
HEMET, CA. 92543

MARIO SALGADO
40435 WHITTIER AVE
HEMET, CA. 92544

RINA V SALGADO
40525 WHITTIER AVE
HEMET, CA. 92544

TERESA SANCHEZ
26378 PLYMOUTH ST
HEMET, CA. 92544

JOEL S SIDA
26510 GIRARD ST
HEMET, CA. 92544

JOHN SILVEREIRA
P O BOX 20173
BAKERSFIELD, CA. 93390

DARREL SCOTT SMITH
26479 GIRARD ST
HEMET, CA. 92544

WILLIAM RICHARD SMITH
40516 WHITTIER AVE
HEMET, CA. 92544

DANNY SOLIS
40422 WHITTIER AVE
HEMET, CA. 92544

JORGE PULIDO SOSA
26335 INVESTORS PL
HEMET, CA. 92543

SPSSM INV
4900 SANTA ANITA AV NO 2C
EL MONTE, CA. 91731

SPSSM INV II
4900 SANTA ANITA NO 2C
EL MONTE, CA. 91732

STARLITE MGMT II
4900 SANTA ANITA AV NO 2C
EL MONTE, CA. 91731

STARLITE MGMT VI
4900 SANTA ANITA NO 2C
EL MONTE, CA. 91731

DONALD STAUTY
26363 PLYMOUTH ST
HEMET, CA. 92544

RAYMOND STRAIT
40541 MAYBERRY AVE
HEMET, CA. 92544

SHEILA M SWIKERT
26437 PLYMOUTH ST
HEMET, CA. 92544

GUADALUPE D TELLO
40335 MAYBERRY AVE
HEMET, CA. 92544

PHILIP E THANING
28300 RAWLING RD
HEMET, CA. 92544

VICTOR A TORRES
26331 GIRARD ST
HEMET, CA. 92544

ROHIT TRIKHA
2979 CROOKED BRANCH
SAN JACINTO, CA. 92582

ELENA TUMASYAN
1352 ELM AVE
GLENDALE, CA. 91201

ROBERTO URQUIZA
19343 CONSOL AVE
CORONA, CA. 92881

USA ALL HAPPY TRUST
C/O BENEDICT M W SEELHOFFER
727 PARK AVE
SAN JACINTO, CA. 92583

ANDREW VAICIUNAS
17791 SAN DOVAL LN
HUNTINGTON BEACH, CA. 92647

ANTONIO VALDEZ
1501 E WHITTIER AVE
HEMET, CA. 92544

JOSE ERASMO VILLANUEVA
1475 E WHITTIER AVE
HEMET, CA. 92544

GARRETT VINYARD
1381 HACKNEY ST
HEMET, CA. 92543

GARRETT C VINYARD
1381 HACKNEY ST
HEMET, CA. 92543

JESSE L VIVANCO
26370 GIRARD ST
HEMET, CA. 92544

CARMEN WAGNER
P O BOX 3424
HEMET, CA. 92546

WINCHAR PROP
C/O JOEL FEINGOLD
P O BOX 1137
IDYLLWILD, CA. 92549

RICHARD J WYATT
40421 MAYBERRY AVE
HEMET, CA. 92544

JAMES D WYSS
40425 WHITTIER AVE
HEMET, CA. 92544

SE YANG
524 DIVINE WY
SAN JACINTO, CA. 92583

NASROLLAH YOUNESI
26393 OLIVE DR
HEMET, CA. 92544

HECTOR ZENTENO
26326 INVESTORS PL
HEMET, CA. 92544

Riverside County Waste Management
Department
14310 Frederick Street
Moreno Valley, CA 92553

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Lake Hemet Municipal Water District
26385 Fairview Ave.
Hemet, CA 92544

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

AIS Coordinator
Riverside District, U.S. Post Office
4150 Chicago Ave.
Riverside, CA 92507-9998

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

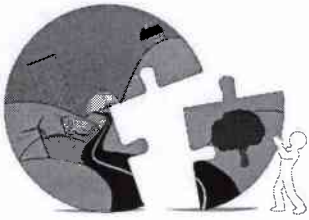
ATTN: Planning Manager
Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

Chris Warburton, Applicant/Representative
7624 El Cajon Boulevard
La Mesa, CA 91942

Chris Warburton, Applicant/Representative
7624 El Cajon Boulevard
La Mesa, CA 91942

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

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 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.

Environmental Assessment No. 41303 & Tentative Tract Map No. 35477

Project Title/Case Numbers

Lisa Edwards

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

G8 Development Inc.

Project Applicant

7624 El Cajon Boulevard La Mesa, CA 91942

Address

Northerly of Whittier Avenue, Southerly of Mayberry Avenue, and Westerly of Girard Street

Project Location

The tentative map proposes a Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 16, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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

Project Planner
Title

June 19, 2014
Date

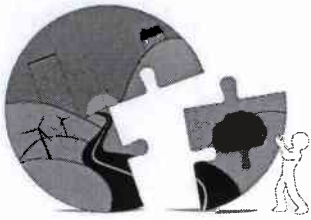
Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/19/2014

Y:\Planning Case Files-Riverside office\TR35477\DH-PC-BOS Hearings\PC\NOD Form TR35477.docx

Please charge deposit fee case#: ZEA41303 ZCFG04678 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Environmental Assessment No. 41303 and Tentative Tract Map No. 35477

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Lisa Edwards Title: Project Planner Date: June 19, 2014

Applicant/Project Sponsor: G8 Development Inc. Date Submitted: March 9, 2007

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Lisa Edwards at 951-955-1888.

Y:\Planning Case Files-Riverside office\TR35477\DH-PC-BOS Hearings\PC\Mitigated Negative Declaration TR35477.docx

Please charge deposit fee case#: ZEA41303 ZCFG04678

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0702596

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: MIKE WATSON CAPITAL LLC \$64.00
paid by: CK 1452
CA FISH AND GAME FEE FOR EA41303
paid towards: CFG04678 CALIF FISH & GAME: DOC FEE
at parcel: 26405 GIRARD ST HEM
appl type: CFG3

By _____ Mar 09, 2007 16:39
WCHEN posting date Mar 09, 2007

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

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