

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

712B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 17, 2014

SUBJECT: TENTATIVE TRACT MAP NO. 36536 – Applicant: CV Communities, LLC - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above-referenced case acted on by the Planning Commission on September 17, 2014.

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION APPROVED BY A 5-0 VOTE:

(Continued on next page)

JCP:ms



Juan C Perez
TLMA Agency Director/Interim
Planning Director

D.M.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds


Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:


Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

1-2

Departmental Concurrence

FIND that **NO FURTHER CEQA** is required pursuant to CEQA Guidelines Section 15182; and,

APPROVE TENTATIVE TRACT MAP NO. 36536, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Tentative Tract Map No. 36536 is a Schedule "A" subdivision of 29.55 acres into 84 detached single family lots, a water quality and detention basin lot, and four lettered open space lots distributed throughout the project area. The residential aspect of the development will encompass 11.60 acres of the project area and have a minimum lot size of 5,000 square feet. The proposed detention and drainage basin will be located on the northern section of the project area located on the corner of Brussels Street and Leon Road and encompass 0.55 acres. The area on the west side of Leon will be partly basin, features maintained by Flood Control, and partly an open space park area with landscaping in both the basin and the park maintained by a Community Services District (CSD). All basins on the east side of Leon will be maintained by the Home Owners Association (HOA). The proposed open space areas of the project will be landscaped, irrigated and labeled lot A (0.65 acres) lot B (0.05 acres), lot C (0.03 acres), and lot D (0.97 acres).

The project is located in the Southwest Area Plan of Western Riverside County and is within the Quinta Do Lago Specific Plan. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: September 17, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *p.m.*

SUBJECT: Tentative Tract Map No. 36536

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NA

Documents to be sent to County Clerk's Office for Posting within five days:

NOD

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 17, 2014

SUBJECT: TENTATIVE TRACT MAP NO. 36536 – Applicant: CV Communities, LLC - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above-referenced case acted on by the Planning Commission on September 17, 2014.

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION APPROVED BY A 5-0 VOTE:

(Continued on next page)

JCP:ms

 Juan C Perez
 TLMA Agency Director/Interim
 Planning Director

D.M.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

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

FORM 11: Tentative Tract Map No. 36536

DATE: September 17, 2014

PAGE: Page 2 of 2

FIND that **NO FURTHER CEQA** is required pursuant to CEQA Guidelines Section 15182; and,

APPROVE TENTATIVE TRACT MAP NO. 36536, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Tentative Tract Map No. 36536 is a Schedule "A" subdivision of 29.55 acres into 84 detached single family lots, a water quality and detention basin lot, and four lettered open space lots distributed throughout the project area. The residential aspect of the development will encompass 11.60 acres of the project area and have a minimum lot size of 5,000 square feet. The proposed detention and drainage basin will be located on the northern section of the project area located on the corner of Brussels Street and Leon Road and encompass 0.55 acres. The area on the west side of Leon will be partly basin, features maintained by Flood Control, and partly an open space park area with landscaping in both the basin and the park maintained by a Community Services District (CSD). All basins on the east side of Leon will be maintained by the Home Owners Association (HOA). The proposed open space areas of the project will be landscaped, irrigated and labeled lot A (0.65 acres) lot B (0.05 acres), lot C (0.03 acres), and lot D (0.97 acres).

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Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION MEMO**
- C. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 17, 2014**

I. AGENDA ITEM 4.1

TENTATIVE TRACT MAP NO. 36536 – No New Environmental Documents Required - Applicant: CV Communities, LLC - Engineer/Representative: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone. (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Project is a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin lot and four lettered open space lots.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- Adam Smith, 1900 Quail St., Newport Beach, (949) 466-9604 spoke in favor of the proposed project.
- No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: **Closed**

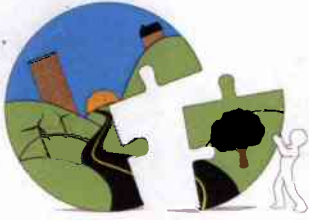
Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 5-0,

FOUND TENTATIVE TRACT MAP NO. 36536 is exempt from the provisions of CEQA; and

APPROVED TENTATIVE TRACT MAP NO. 36536, as modified at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MEMORANDUM

To: Planning Commission

From: Matt Straite, project planner

RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 4.1- TR36536

Condition of Approval Edits

Planning is proposing a revision to Condition of Approval No. 60.Planning.32. The condition revision is shown in **redline strikeout** below:

~~The Land Divider or successor in interest shall Prior to the issuance of a rough grade permit, the Land Divider/Permit Holder will~~ pay an additional fee for future park facilities in the community. The fee will be calculated at ~~to the County of Riverside~~ \$2,500 per unit payable to the County of Riverside and must be paid on the entire tract, prior to the issuance of a rough grade permit. ~~for future park facilities in the community.~~ Note that ~~T~~this fee is in addition to the **required** Quimby fee required in conditions 50.PLANNING.08 and 90.PLANNING.03.

Additional Submitted Letter

Staff received a letter from a neighbor (attached) Mr. and Mrs. Ravanelli, indicating that due to water shortages, new homes are not appropriate in their opinion. In response, the applicant has provided a San 53 letter addressing the ability of the local water purveyor's ability to provide water to the project.

CEQA Document Revision

The Staff Report Package included a Notice of Exemption. This document was drafted in error. The appropriate document for the project should be a Notice of Determination. The appropriate document is attached and the NOE should be disregarded.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Donald M. Ravanelli
Rosemarie T. Ravanelli
36435 Cognac Street
Winchester, CA 92596
951-926-0565
drravanelli@comcast.net

August 16, 2014

Att: Matt Straite

In reference to "Tentative tract map no. 36536", I would like to add a few comments. Daily we are subjected to water shortage rationing plans, rate hikes due to water shortages and the like. Now we have a plan to put 82 more new homes in our area? That seems like a counterproductive issue to be thinking about right now. It is not a good idea, adding 82 homes that will not be able to water the lawns (that their HOA will insist upon having) and all the added water use, sewer use, etc.

I just want to add my name to whatever list of people you have that are against this plan at this time.

Thanks,

A handwritten signature in blue ink, appearing to read "DM Ravanelli", written in a cursive style.

Donald M. Ravanelli

Agenda Item No.: 4.1
Area Plan: Southwest Area Plan
Zoning District: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: September 17, 2014

TENTATIVE TRACT MAP 36536
CEQA EXEMPT
Applicant: CV Communities, LLC.
Engineer/Representative: Adam Smith

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36536 is a Schedule "A" subdivision of 29.55 acres into 84 detached single family lots, a water quality and detention basin lot, and four lettered open space lots distributed throughout the project area. The residential aspect of the development will encompass 11.60 acres of the project area and have a minimum lot size of 5,000 square feet. The proposed detention and drainage basin will be located on the northern section of the project area located on the corner of Brussels Street and Leon Road and encompass 0.55 acres. The proposed open space areas of the project will be landscaped, irrigated and labeled lot A(0.65 acres) lot B(0.05 acres), lot C(0.03 acres), and lot D(0.97 acres).

The project is located in the Southwest Area Plan of Western Riverside County and is within the Coto-Do Lago Specific Plan. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

SITE BACKGROUND:

The previous property owner, Barratt American Incorporated, proposed Tentative Tract Map(TR) 33170 which focused on a Schedule "A" condominium subdivision of 20.80 acres into 23 multi-family lots, 132 units (generally in 5 pack clusters), one park/private recreation site (lot 24), 34 lettered lots for private road easements, and a designated open space drainage area. The site was previously graded for TR33170.

ISSUES OF POTENTIAL CONCERN:

Lot A

The open space area labeled as "Lot A" is a specific concern for the proposed residential project. The "Lot A" open space area is located between a block wall and the property line of the eastern section of the project area. The site plans revised on May 5, 2014 proposed "Lot A" as a 24 foot easement for fire and emergency worker access. The issue of concern with this open space area not only focuses on service and maintenance but it also has the potential to be a focal point for nefarious activity. In addition, the Development Review Team (DRT) raised the issue of how the "V" shaped ditch behind "Lot A" will be maintained and recommended that an alternative design be submitted in order to address the issue.

Basin/Park west of Leon Road (Planning Area 5)

The parcel to the west of Leon Road, Planning Area 5 (PA5) has a long history. The actual proposed map is within Planning Area 6 (PA6) on the east side of Leon Road; the park/ basin shown on the map west of Leon Road is within PA5. While the property in PA5 features a different APN number than PA6, they are still technically the same legal lot. Thus, this map proposes to make PA5 a legal lot. Agreements have been arranged to give PA5 to the owner of the commercial site northwest of the applicant's property.

p.m.

The Specific Plan calls for a park on PA5. During the development of the Specific Plan, which almost build out, and during the development of neighboring maps in the area, the Flood Control District permitted PA5 to be used as a temporary basin while a long term solution to area drainage was sought. The District has indicated that no such solution will be implemented in the near future, thus the basin in PA5 must remain. In order to find that TR36536, one of the last residential developments in the Specific Plan, is consistent with the Specific Plan, PA5 must be a park. However, Flood Control still needs the site to be a basin.

The Valley Wide Park and Recreation District has been very cooperative with staff (see attached letter), however, the site has many constraints. Between the requirement for a basin, and a limitation on physical construction or footings based on an easement under most of the site, the park could not be constructed to Valley Wide standards. They require playground equipment, parking, restrooms, etc. The applicant has been very helpful, working with staff, Flood Control, Valley Wide, and Transportation to address this concern. The solution presented on the map and in the conditions of approval is to reduce the basin to the smallest possible size, landscape the basin, require the applicant to plant turf on the remaining site, and require the applicant to work with the County to create a CFD/LLMD for the site to assure long term maintenance of PA5 (not including the BMP structures in the basins). While this does not create a grand park with fields and playgrounds, as envisioned in the Specific Plan, it does assure that active recreation in the form of sports practice and general recreation can happen on the site, thus assuring consistency with the park requirement in the Specific Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2.
2. Surrounding General Plan Land Use (Ex. #5): Commercial/ Business Park to the north, Medium High Density Residential (MHDR) to the east, Commercial Retail (CR) to the west, Business Park (BP), and Light Industrial (LI) to the south. Most these designations are reflected in Specific Plan No. 284A2.
3. Existing Zoning (Ex. #2): Specific Plan (SP): (SP# 284: Quinto Do Lago).
4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north and east, Specific Plan and Scenic Highway Commercial (C-P-S) to the west, and Specific Plan (SP), Rural Residential (R-R) and Manufacturing-Service Commercial (M-SC) to the south.
5. Existing Land Use (Ex. #1): The project area is currently vacant, but graded.
6. Surrounding Land Use (Ex. #1): Located to the north are single family homes, to east are single family homes and an open space recreation area, to the west is a commercial shopping center, and a self-storage facility to the south.
7. Project Data: Total Acreage: 29.55 Gross Acres
Total Proposed Residential Lots: 84

Proposed Min. Lot Size: 5,000 square feet
Schedule: A

8. Environmental Concerns:

The project is CEQA exempt.

RECOMMENDATIONS:

FIND that **TENTATIVE TRACT MAP NO. 36536** is exempt from the provisions of CEQA pursuant to CEQA Guidelines section 15182; and

APPROVE **TENTATIVE TRACT MAP NO. 36536**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2.
2. The project site is located within the Highway 79 Policy Area of the Southwest Area Plan and is consistent with the policy because the total unit count (84) is less than the 9% below midpoint (MHDR is 5-8 du/ac, the midpoint is 6.5 du/ac, the project is proposing residential on about 16 [minus the basins, parks and BMP's] acres would permit, the midpoint of which would be 104 units, 9% less would be 95, the project is proposing 84 total units, thus determining consistency).
3. The proposed project is located within an area of the Specific Plan that is designated Medium High Density Residential (MHDR) which permits between 5-8 du/ac. While the total project site is 29.55, the total residential acreage is about 16 (minus the basins, parks and BMP's). The 84 units proposed is within the density range permitted with basins and BMP features subtracted.
4. The improvements proposed within Planning Area 5 qualify as the park use required in the Specific Plan Planning Area 5 because they will have turf capable of supporting sports practice and other forms of active recreation.
5. The proposed residential use with a minimum of lot size of 5,000 square feet is consistent with Planning Area 6 designation of the Quinto Do Lago Specific Plan and all other aspects of the Specific Plan.
6. The proposed project is consistent with the policies and vision of the General Plan, because the project is consistent with the Specific Plan, and the Specific Plan is consistent with the General Plan. The Specific Plan was approved in 2001, which pre-dates the General Plan revision of 2003. At the time the General Plan was revised in 2003, the Menifee North Specific Plan was incorporated into the General Plan.
7. The project site is surrounded by properties which are designated Specific Plan(SP) to the north and east, Specific Plan(SP) and Scenic Highway Commercial(C-P-S) to the west, and Specific Plan(SP) and Manufacturing-Service Commercial(M-SC) to the south.
8. The zoning for the subject site is Specific Plan(SP): (SP# 284: Quinto Do Lago).

9. The project site is surrounded by properties which are zoned Specific Plan(SP) to the north and east, Specific Plan and Scenic Highway Commercial(C-P-S) to the west, and Specific Plan(SP), Rural Residential(R-R), and Manufacturing-Service Commercial(M-SC) to the south.
10. The proposed project, as reviewed by staff, is consistent with all requirements of Ordinance No. 348.
11. Within proximity of the project area, to the north and east are single family homes, to the west a commercial shopping center, and a small business park and self-storage facility located to the south.
12. The portion of the project site that is within Planning Area 5 is within Western Riverside County Multiple Species Habitat Conservation Plan Criterion Cell No. 5677. A Habitat Acquisition and Negotiation Strategy (HANS1058) review was completed as part of CUP03467. No conservation was required and the portion within Planning Area 5 was determined to be consistent with the MSHCP (see attached letter). The rest of the project site was not within a Criteria Cell.
13. This project is within the City Sphere of Influence of Temecula. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
14. The project area is not located within a CAL FIRE state responsibility area or a very high fire hazard zone.
15. The Airport Land Use Commission, in their letter dated march 5, 2014 found:
 - a. The proposed land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use.
 - b. The project is located within an area below 55 CNEL from aircraft noise impacts.
 - c. The project is not located beneath or near the extended centerline of the runway.
 - d. The project's design is influenced by drainage requirements beyond the boundaries of the project itself that impact the density.
16. CEQA Guidelines § 15182, Residential Projects Pursuant to a Specific Plan, provides a statutory exemption for residential projects undertaken pursuant to a specific plan, provided the project meets the requirements specified in §15182.
 - TR 36536 is located within an approved Specific Plan for which an EIR was certified after January 1,1980. TR 36536 involves improvements in Planning Areas 5 and 6 of the Quinta do Lago Specific Plan (SP 284), which was approved by the Riverside County Board of Supervisors in 1994. Concurrent with approval of SP 284, Riverside County also certified EIR No. 371 (SCH No. 19900021097).
 - TR 36536 is fully consistent with SP 284. The area planned for residential subdivision by TR 36536 is located within Planning Area 6 of SP 284, which is designated "Medium High Density Residential" and allows minimum 4,500 s.f. lot sizes and a maximum of 101 dwelling units. TR 36563 proposes 4,500 s.f. minimum lot sizes and only 84 dwelling units (17 fewer units than allowed by SP 284). Additionally, SP 284 designates Planning Area 6 "Community Park" and a Mitigated Negative Declaration (EA 41966) approved in 2009 analyzed its use as a regional detention basin. As proposed by TR 36536 and consistent

with SP 284, Planning Area 6 would function as a detention basin and offer passive recreation areas.

- TR 36536 consists of a land subdivision. TR 36536 is a Schedule "A" subdivision of approximately 21.97 acres of land covering SP 284's Planning Area 5. No discretionary approvals would be required to construct and operate the detention basin/park in Planning Area 6 if it were to be developed independently of Planning Area 5; thus, if these improvements were not required in support of TR 36536, they would not be considered a "project" as defined by CEQA and would be exempt from further CEQA review.
- The proposed residential use with a minimum of lot size of 5,000 square feet is therefore consistent with Planning Area 6 designation of the Quinto Do Lago Specific Plan and all other aspects of the Specific Plan.
- None of the events or circumstances described in CEQA Guidelines § 15162 have occurred.

Specifically:

- Substantial changes are not proposed in the project which will require a major revision to EIR 371 due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects. All areas planned for physical disturbance as part of TR 36536 were fully accounted for in EIR 371, which assumed full build out of Planning Areas 5 and 6. Planning Area 5 was subsequently evaluated in an Addendum to EIR 371 (EA 39827) approved in 2005, and Planning Areas 5 and 6 were subsequently evaluated by a Mitigated Negative Declaration (EA41966), approved in 2009. Currently proposed TR 36536 calls for a reduction of development intensity in Planning Area 5 (from 101 to 84 residential lots), and implementation of the approved park/detention basin land use in Planning Area 6. Thus, the project would not involve any new environmental effects or a substantial increase in the severity of previously identified significant effects associated with physical impacts or operational intensity beyond what was evaluated, disclosed, and mitigated for in EIR 371.
- There are no substantial changes in the circumstances under which the project would be undertaken that would require major revisions to EIR 371 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project site is surrounded by approved specific plans, the majority of which are developed; Planning Area 6 is already graded; and Planning Area 5 is already partially developed as a detention basin. TR 36536 proposes 17 fewer residential lots than allowed in Planning Area 6 and none of the project's technical studies disclose impacts requiring additional mitigation. There are no changed circumstances associated with implementation of SP 284's Planning Areas 5 and 6 that would result in new or more severe significant effects to the environment, beyond what was evaluated, disclosed, and mitigated for in EIR 371.
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR 371 was certified, which would result in new or

more severe environmental effects to the environment. As noted above, TR 36536 would not create any physical impacts beyond what was assumed in EIR 371. TR 36536 calls for 17 fewer residential lots than allowed in Planning Area 6 by SP 284, which would lessen previously disclosed operational impacts. Planning Area 6 is already graded, a portion of Planning Area 5 is already developed as a detention basin, and there are no conditions in the remaining portion of Planning Area 6, such as the emergence of sensitive biological resources, which would result in new or more severe impacts beyond what was evaluated, disclosed, and mitigated for in EIR 371.

- There are no mitigation measures or alternatives which were previously found to be infeasible but that would, in fact, be feasible and substantially reduce one or more significant environmental effect. No mitigation measures pertaining to Planning Areas 5 and 6 were previously found infeasible. The alternatives discussed in EIR 371 pertained to the entire SP 284 area and are precluded from being feasibly considered because a majority of SP 284 is built out.
- There are no mitigation measures or alternatives which are considerably different from those analyzed in EIR 371 that would substantially reduce one or more significant effects on the environment. TR 36536 would implement the adopted Quinta do Lago Specific Plan. No additional mitigation measures are required. There are no alternatives to the development of Planning Areas 5 and 6 that would substantially reduce environmental effects. Planning Area 6 is already graded for residential development and a portion of Planning Area 5 already contains a detention basin.

CONCLUSIONS:

1. The proposed project is in conformance with the Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).
7. The project is consistent with the requirements of the Airport Influence Area and the French Valley Airport Master plan.

8. The proposed project will not have a significant effect on the environment.
9. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

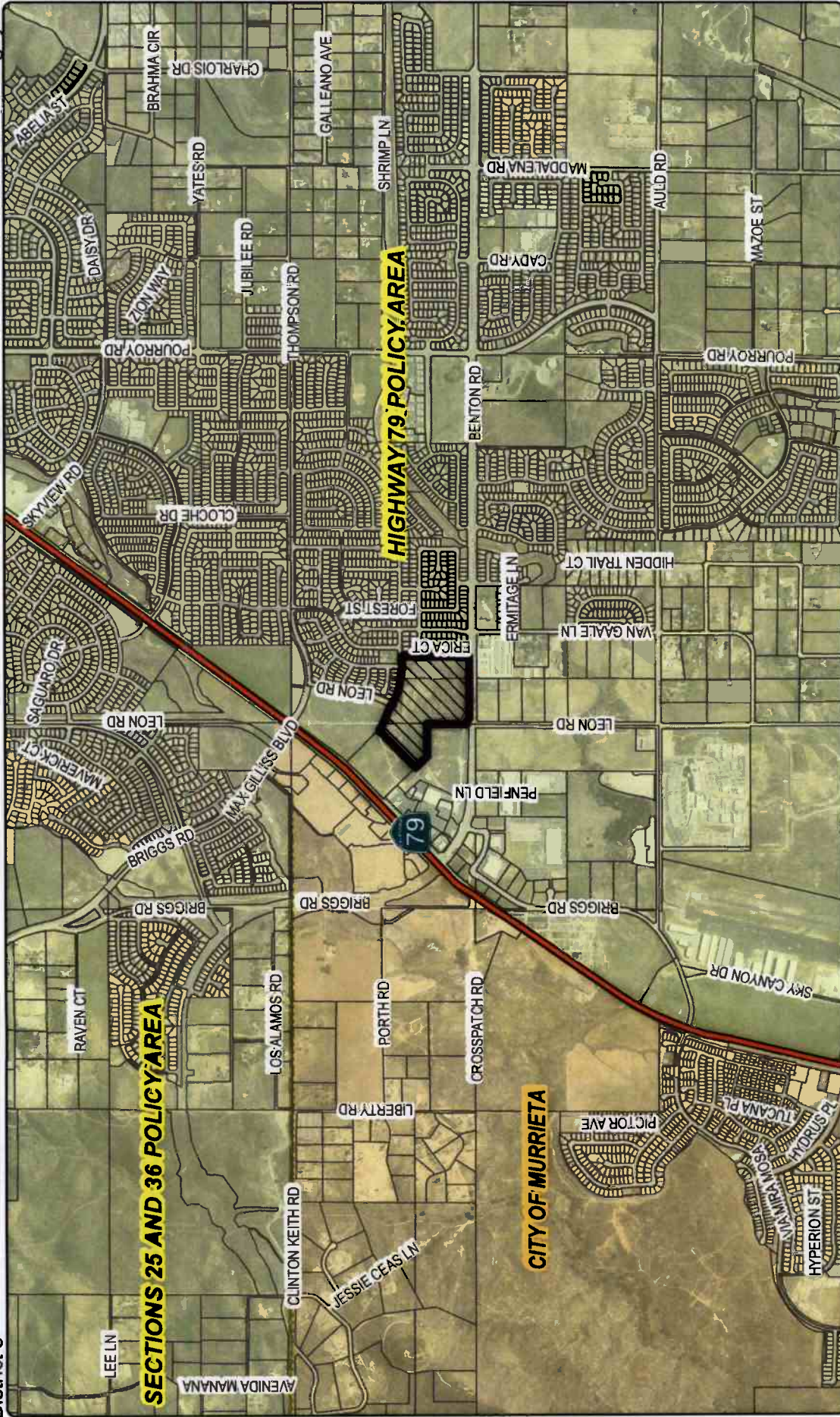
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. A high fire or state responsible fire area
3. The project site is located within:
 - a. The city of Temecula sphere of influence;
 - b. A low liquefaction area
 - c. The boundaries of the Temecula Valley School District;
 - d. The Valley Wide Recreation and Parks District; and,
 - e. Highway 79 Policy Area
4. The subject site is currently designated as Assessor's Parcel Numbers 963-060-121, 963-100-003, 963-100-004.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36536

VICINITY/POLICY AREAS

Date Drawn: 07/25/2014
 Vicinity Map
 Author: Vinnie Nguyen

Supervisor Stone
 District 3



Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 6

Assessors Bk. Pg. 963-10
 Thomas Bros. Pg. 929 C1
 Edition 2014

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. This map was prepared by the Planning Department of Riverside County as a planning tool. It is not intended to be used for legal purposes. For more information, please contact the Planning Department at (760)940-8277 (Eastern County) or (951)261-3111 (Western County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

Date Drawn: 07/25/2014

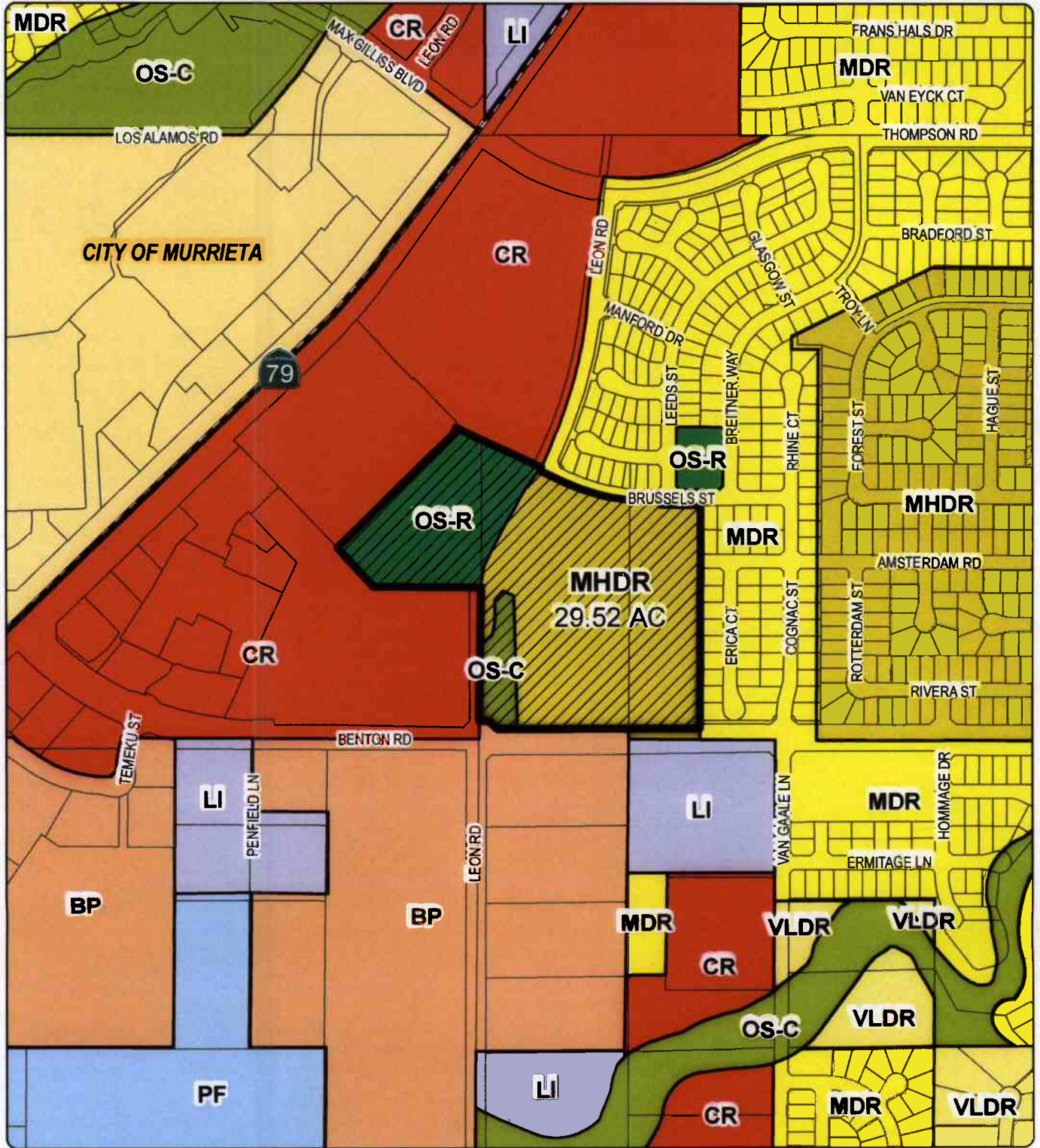
Exhibit 5

Supervisor Stone

District: 3

EXISTING GENERAL PLAN

Author: Vinnie Nguyen



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
Thomas Bros. Pg. 929 C1
Edition 2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

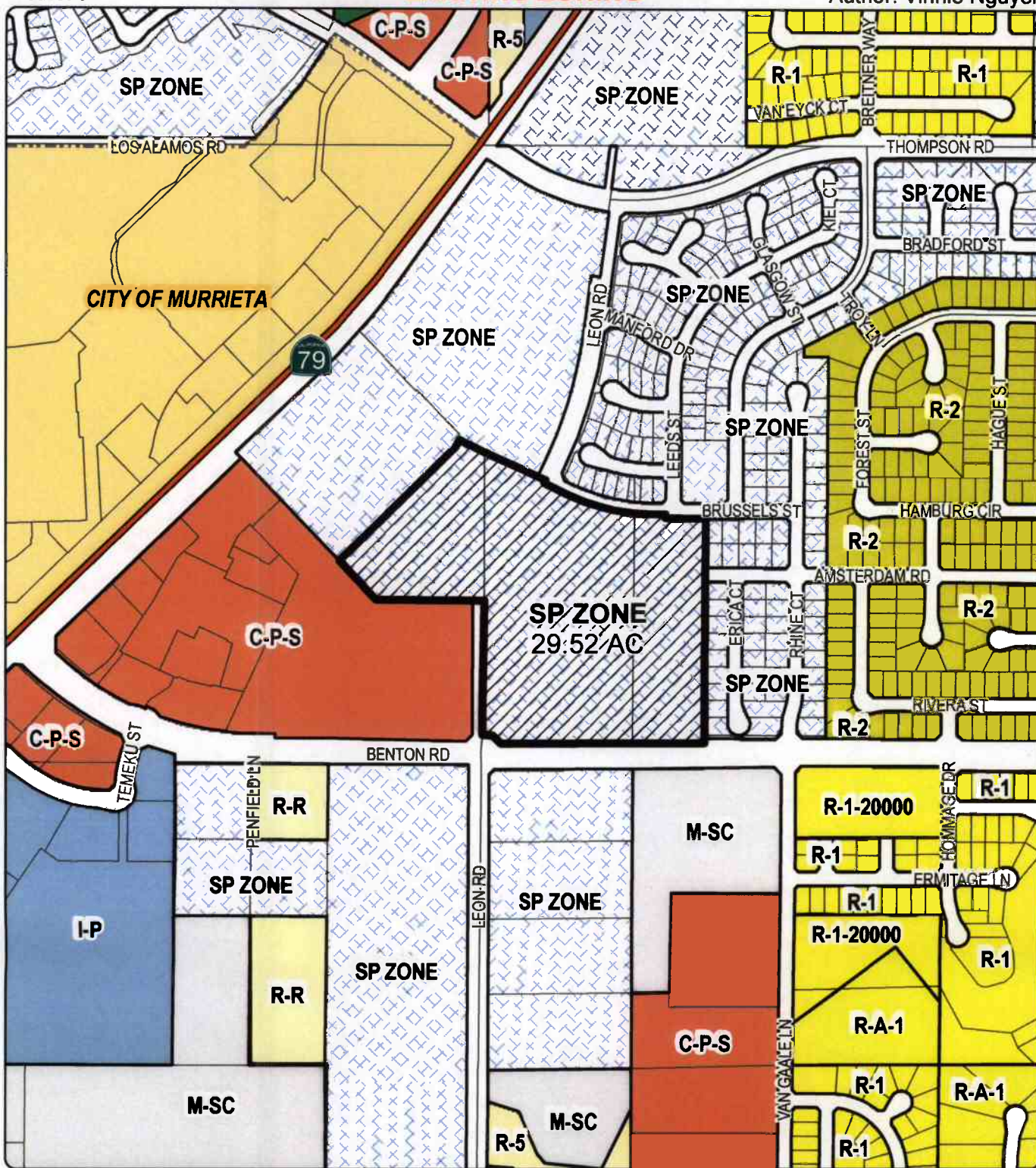
Date Drawn: 07/25/2014

Exhibit 2

Supervisor Stone
District 3

EXISTING ZONING

Author: Vinnie Nguyen



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36536

LAND USE

Date Drawn: 07/25/2014

Exhibit 1

Author: Vinnie Nguyen

Supervisor Stone
District 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 6

Assessors Bk. Pg. 963-10
Thomas Bros. Pg. 929 C1
Edition 2014



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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS AND SURVEY DATA.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
12. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
15. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

UTILITIES

ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS AND SURVEY DATA.

LAND USE SUMMARY

LOT NO.	AREA (SQ. FT.)	LAND USE
1	10,000	RESIDENTIAL
2	10,000	RESIDENTIAL
3	10,000	RESIDENTIAL
4	10,000	RESIDENTIAL
5	10,000	RESIDENTIAL
6	10,000	RESIDENTIAL
7	10,000	RESIDENTIAL
8	10,000	RESIDENTIAL
9	10,000	RESIDENTIAL
10	10,000	RESIDENTIAL
11	10,000	RESIDENTIAL
12	10,000	RESIDENTIAL
13	10,000	RESIDENTIAL
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94	10,000	RESIDENTIAL
95	10,000	RESIDENTIAL
96	10,000	RESIDENTIAL
97	10,000	RESIDENTIAL
98	10,000	RESIDENTIAL
99	10,000	RESIDENTIAL
100	10,000	RESIDENTIAL

**AMENDED NO. 1
SCHEDULE 'A'
TERRA DEL REY
TENTATIVE TRACT NO. 36536
TENTATIVE TRACT MAP
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 1**



LANDSCAPE

ALL LANDSCAPE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

PROPOSED CONCRETE FINISH

ALL CONCRETE SHALL BE FINISHED TO THE FOLLOWING SPECIFICATIONS:

- 1. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.
- 2. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.
- 3. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.

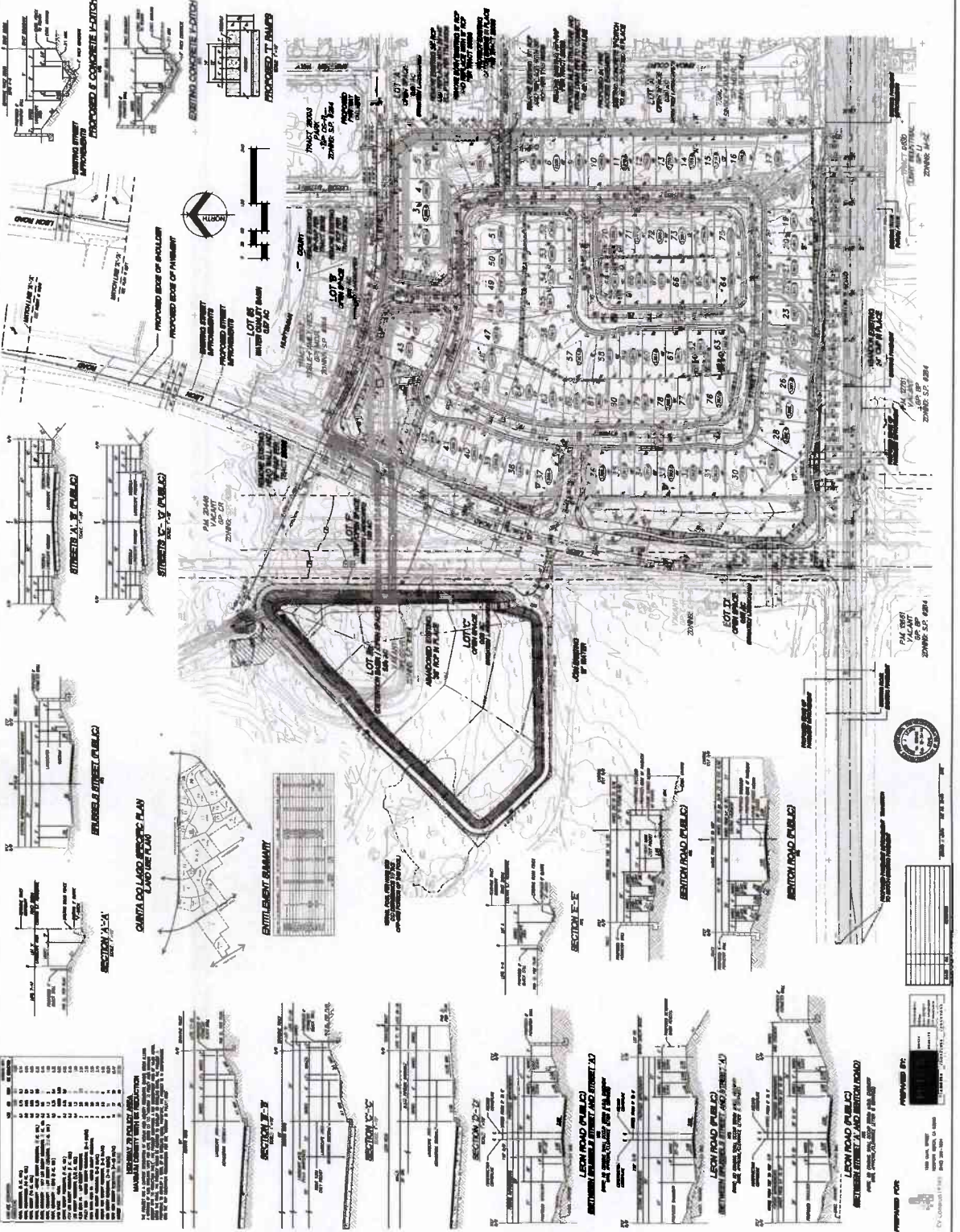
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- 3. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.

LOCAL JURISDICTIONS

JURISDICTION	ADDRESS	PHONE	WEBSITE
CITY OF COMMERCE, CA	1000 N. GATE AVENUE, SUITE 100	(951) 253-1000	www.commerceca.gov
CITY OF COMMERCE, CA	1000 N. GATE AVENUE, SUITE 100	(951) 253-1000	www.commerceca.gov
CITY OF COMMERCE, CA	1000 N. GATE AVENUE, SUITE 100	(951) 253-1000	www.commerceca.gov



PROPOSED BY: [Signature]

DATE: [Date]

SCALE: [Scale]

PROJECT NO.: [Project No.]

TRACT NO.: [Tract No.]

SECTION: [Section]

DATE OF PREPARATION: [Date]

DATE OF REVISION: [Date]

DATE OF CANCELLATION: [Date]

DATE OF EXPIRATION: [Date]

DATE OF RENEWAL: [Date]

DATE OF AMENDMENT: [Date]

DATE OF CANCELLATION: [Date]

DATE OF EXPIRATION: [Date]

DATE OF RENEWAL: [Date]

DATE OF AMENDMENT: [Date]

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL**

RIVERSIDE COUNTY PLANNING DEPARTMENT *Airport Land Use Commission*
P.O. Box 1409
Riverside, CA 92502-1409

Received
SEP 25 2013

DATE: September 20, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control-Kevin Tsang
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

• P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Surveyor-Bob Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Valleywide Recreation & Parks Dist.

ALUC-John Guerin
3rd District Supervisor-Stone
3rd District Planning Commissioner-Petty
Temecula Unified School District
Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.

TENTATIVE TRACT MAP NO. 36536 – EA42584 – Applicant: CV Communities LLC. - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone - REQUEST: The Project proposes a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots. - **APNs: 963-100-003, 963-100-004 and 963-060-021.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on October 10, 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 Matt Straite, Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS: *This project is located within the French Valley Airport Influence Area, The homesites are in Compatibility Zone D. The General Plan is not consistent with the subsequently adopted French Valley ALUCP. All CEQA projects in that AIA are subject to ALUC review, including this tract. Density appears to be inconsistent (too low).*

DATE: September 30, 2013 SIGNATURE: John J.G. Guerin

PLEASE PRINT NAME AND TITLE: John J.G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 6, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Division

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

TENTATIVE TRACT MAP NO. 36536 AMENDED NO. 1 – EA42584 – Applicant: CV Communities LLC. - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone - **REQUEST: The Project proposes a Schedule “A” subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots. - APNs: 963-100-003, 963-100-004 and 963-060-021.**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on February 13, 2014**, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

 FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

09/17/14
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for Schedule "A" subdivision of the 29.55 acres into 84 single family lots, 1 Water Quality/Detention Basin and four lettered open space lots.

10. EVERY. 1 SP - Hold Harmless NOTAPPLY

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 2 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters the target density and housing type product for Planning Area No. 6 and update the Specific Plan Requirements and Design Guidelines due to the 10 year life span and for Highway 79 consistency of Specific Plan No. 284 (Qunita Do Lago).

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. 36536 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No.36536, Amended No. 2, dated 7/25/2014.

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

EXHIBT L = Landscape Plan dated 7/25/2014.

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

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.

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 284A2 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.
7. Specific Plan Design Guidelines and General Plan Consistency portion of the Specific Plan.

b. Environmental Impact Report No. 371 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) INEFFECT

8. Addendum Document to EIR 371 prepared for the Specific Plan Amendment (including the Initial Study and all related technical studies (i.e. Biological, Geological, Traffic, ALUC, etc.)

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 284A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 284, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 07061.

GPA = Comprehensive General Plan Amendment No. 301.

EIR = Environmental Impact Report No. 371.

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

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

10. EVERY. 7 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

This site was previously rough graded under grading permit BGR060768 for Tract 33170 Condominium project. The site did not receive a permit final and has been expired. Tract 36536 is required to obtain a grading for improvements such as grading, filling, stockpiling, over excavation and recompaction, and is subject to the included Building and Safety Department conditions of approval.

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

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

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

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

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

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

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

09/17/14
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

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

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

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".

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAMS - RECOMMND

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by GeoKinetics dated January 16, 2014 and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is

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10. GENERAL CONDITIONS

10.E HEALTH. 1 ENV CLEANUP PROGRAMS - (cont.) RECOMMND

required for the project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 1 SP - SCREEN CHECK NO. 1 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the Screen Check No. 1 dated 12-22-04 and has no objections.

Any pools or spas in such compounds will require a plan check submittal to DEH prior to Building and Safety permits.

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

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

10.E HEALTH. 3 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36536 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

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.

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10. GENERAL CONDITIONS

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule "A" fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract Map 36536 is a proposal for a Schedule "A" residential subdivision and regional detention basin on 29.55 acres in the Rancho California area on the northeast corner of Benton Road and Leon Road. This project is part of Specific Plan 284 Quinta Do Lago.

According to the specific plan, the western portion of this site is home for the regional detention basin to provide mitigation of the incremental increased runoff for the entire tributary drainage area within the specific plan boundary. This basin is proposed instead of each tract development constructing its own individual basin. An interim detention basin has been previously constructed on the site in order to provide mitigation for the tracts that have been developed. The applicant proposes to construct the ultimate basin with the residential development as part of the tract map.

All offsite stormwater runoff tributary to the site is delivered by means of storm drains from the surrounding residential developments to the north and east. The developer proposed to extend these existing storm drains to the basin and construct an internal storm drain to convey onsite flows to the basin as well.

The grading/drainage plan for the new development shows a diversion of tributary area. An area of approximately 5 acres that naturally drains south will be collected in the internal storm drain system and conveyed west to the regional detention basin. This concept does divert more tributary drainage area to the basin than was intended. The applicant's engineer submitted a preliminary drainage study (dated June 2, 2014) to the District for review in order to prove that the detention basin will be able to

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

service the addition drainage area. A cursory review of the drainage study indicates the preliminary design of the basin may contain the appropriate volume. The final hydraulic design of the basin can be worked out in the improvement plan check phase of the development. Therefore, the District does not oppose to this conceptual drainage plan.

The applicant submitted a preliminary water quality management plan (WQMP) with the land-use package. The WQMP indicates the onsite stormwater runoff will be collected with an internal storm drain system and conveyed to an onsite water quality basin for mitigation of potential pollutants only. The WQMP proposes to mitigate hydrologic conditions of concern impacts with the large regional detention basin as part of the increased runoff mitigation.

This mitigation concept is acceptable. The final hydraulic design of both basins will be done in the improvement plan stage.

The large detention basin proposed is solely for increased runoff mitigation and only provides a regional benefit for the area within the specific plan to facilitate the developments within the specific plan. Therefore, the District cannot use public funds to maintain the basin. A viable maintenance mechanism for the large basin and all flood control facilities outside the public road right-of-way will be required prior to the issuance of any permits or recordation of the map. Generally, this would mean a CFD, CSA, Valley Wide, landscape district, parks agency or commercial property owner association. Since these facilities can be costly to maintain and are required to be functional in order for the downstream system to work, a residential homeowner association is discouraged.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND
building permits if grading permits are not issued.

10.FLOOD RI. 1 SP DRAINAGE SYS MAINTENANCE INEFFECT
Routine maintenance of the rest of the proposed drainage system would not be performed by the District. The proposed rectangular channel across the industrial park could be maintained by a commercial entity. Facilities in street right of way should be maintained by the County Transportation Department.

10.FLOOD RI. 2 SP RETENTION FACILITIES INEFFECT
A hydrology report dated December 1998 was reviewed and approved by the District. The study was based on the concept of regional detention basins. To date (Feb 2005) none of the regional basins have been constructed. Unless and until the regional basins are constructed, each project within the specific plan shall include detention facilities that attenuate post development flows to pre-development flow rates.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND
The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 3 SP GREENBELT DRAINAGE INEFFECT
The proposed greenbelt drainage system and detention facilities are critical elements of the entire specific plan. Their final size, location, and schedule of implementation are crucial in the development of this site. Even though the applicant believes that the final engineering of these facilities will result in a design that will "fit" the land use plan, the applicant shall complete and the District shall approve such final engineering prior to the approval of any further development proposals within Specific Plan 284, including, but not limited to, the approval of a parcel map processed for financing purposes.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP GREENBELT DRAINAGE (cont.) INEFFECT

It is possible that the engineered plan may require the alteration of planning areas set aside for residential dwellings and even the deletion of lots from those areas. If such alterations are determined by the Planning Director to be significant, the applicant shall prepare, submit and process for approval a specific plan amendment.

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

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

10.FLOOD RI. 4 SP FLOOD CONTROL FACILITIES INEFFECT

The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligation. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No.284, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

a. A precise description of the facilities to be maintained and the acceptable level of that maintenance.

b. The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

c. A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

SP FLOOD CONTROL FACILITIES (cont.)

INEFFECT

the District.

d. An establishment of time frames and procedures for noticing and compliance.

e. A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Homeowners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement will result in the District having the ability to place liens against the property(s) of Developer or individuals of the DHOA.

f. A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event, the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g. A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If DHOA fails to submit said report, the District shall commission the report and invoice DHOA.

h. A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i. The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j. A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

k. DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation,

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 SP FLOOD CONTROL FACILITIES (cont.) (cont.) INEFFECT

maintenance and all other use of the drainage facilities.

l. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m. Access rights for the District for inspection purposes.

n. A provision that gives the District the right to review and approve the C.C.& R's.

o. The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available

10.FLOOD RI. 5 SP BLUE LINE WATERCOURSE INEFFECT

Any impact to blue-line watercourses identified on the USGS map requires application for an Army Corps of Engineer 404 Permit. In addition, a 1603 or 1601 permit from the California Department of Fish and Game would be required since this project involves construction within a natural stream course.

10.FLOOD RI. 6 SP NPDES REGULATIONS INEFFECT

This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

10.FLOOD RI. 7 SP ADP FEES INEFFECT

This site is located within the bounds of the Murrieta Creek, Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for projects within this SP. Although the current

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 SP ADP FEES (cont.) INEFFECT

fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 8 SP ONSITE STORM DRAINS INEFFECT

Design of the rectangular channel and onsite storm drain system should provide for adequate inlets and outlets onsite.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

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

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

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

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

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape

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10. GENERAL CONDITIONS

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

district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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

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

10.FLOOD RI. 19 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.rcflood.org 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

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

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

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - LOW PALEO

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LOW PALEO (cont.) (cont.) RECOMMND

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

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES RECOMMND

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

10.PLANNING. 2 MAP - INADVERTANT ARCHEO 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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTANT ARCHEO FIND (cont.) RECOMMND

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.

** 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. 2 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or Specific Plan Substantial Conformance process, as determined by the Planning Department.

10.PLANNING. 3 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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 4 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. 5 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. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 20 feet, except where a rear yard abuts a street, then the setback shall be the

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10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

- f. The minimum average width of each lot is 45 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna located within a residential designated zone 50 is feet.
- i. The minimum parcel size is 4,500 square feet.
- 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 SPECIFIC PLAN, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 13

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.

10.PLANNING. 14

MAP- REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan (if needed).

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

10.PLANNING. 15 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to SPECIFIC PLAN Standards and Guidelines.

10.PLANNING. 16 MAP - 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. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 20 MAP - NON-IMPLEMENTING MAPS RECOMMND

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

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

Added pursuant to 30. PLANNING. 2

10.PLANNING. 23 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy Department of Environmental Health 1 copy Fire Department 1 copy Flood Control and Water Conservation 1 copy Transportation Department 1 copy County Planning Department in Riverside 1 copy City of Murrieta 1 copy City of Temecula 1 copy Riverside County Planning Department Murrieta 2 copies Executive Office - CSA Administrator 2 copies Clerk of the Board of Supervisors 1 copy

Added pursuant to 30. PLANNING. 4.

10.PLANNING. 24 MAP -PROJET LOCATION EXHIBIT RECOMMND

The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED.

Added pursuant to 30 . Planning. 5

10.PLANNING. 25 SP - PARK AGENCY REQUIRED NOTAPPLY

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors,

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10. GENERAL CONDITIONS

10.PLANNING. 25 SP - PARK AGENCY REQUIRED (cont.) NOTAPPLY

pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

Added pursuant to 50. PLANNING. 16

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.

10.TRANS. 2 SP - TRAFFIC SIGNAL MIT PROG INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

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.

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10. GENERAL CONDITIONS

10.TRANS. 3 SP - BUS TURN-OUTS INEFFECT

Bus turnouts on Winchester Road must be approved by Caltrans.

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 - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Leon Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 7 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.

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 9

MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 10

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

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 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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP- AMD PER CONDITIONS MAP RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions Landscape Plan shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions Landscape Plans have been approved by the County Planning Department. The Amended Per Final Conditions Landscape Plans shall be in substantial conformance with the TENTATIVE MAP and incorporate the following changes:

The wall and fence plan shall be revised to feature a combo black wall (4 feet of block) on the bottom and tube steel (top 2 feet) on top for all wall along the eastern project boundary.

*This was added at the Planning Commission Hearing Sept 17 2014.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BURROWING OWL PRECONST MET

THE PROJECT WILL BE CONDITIONED FOR A PRECONSTRUCTION SURVEY

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) MET

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

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

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

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY MET

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,027th building permit. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP- SUBMIT FINAL DOCUMENTS MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP- SUBMIT FINAL DOCUMENTS (cont.) MET

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Murrieta	1 copy
City of Temecula	1 copy
Riverside County Planning Department Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT MET

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP- ACOUSTICAL STUDY REQD

MET

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 7

SP- AIR QUALITY STUDY REQD

MET

Prior to the approval of any implementing project within planning areas 1, 2, 3 and 4 of the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.)and that includes, but is not limited to the following criteria, the following criteria: Dry Cleaning, Heavy Industrial, Textiles, Manufacturing, Warehousing, Distribution, Gasoline or Petroleum uses, or as approved by the Planning Department; the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP- ARCHAEO STUDY REQD

MET

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

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

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

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

30.PLANNING. 10

SP- ADDENDUM EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12

SP- SUPPLEMENT TO EIR

NOTAPPLY

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

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

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

30.PLANNING. 13

SP- SUBSEQUENT EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP- SUBSEQUENT EIR (cont.) NOTAPPLY
not required."

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 15 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30.PLANNING. 15 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

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

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

30.PLANNING. 16 SP - PARK AGENCY REQUIRED MET

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION (cont.) NOTAPPLY

to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18 SP - PA PROCEDURES MET

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

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

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

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE NOTAPPLY

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

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The

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30.PLANNING. 19

SP - COMMON AREA MAINTENANCE (cont.)

NOTAPPLY

organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas."

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA

MET

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

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

1. A cover letter identifying the project for which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

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

MET

approval is sought;

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

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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

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

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

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

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

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

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

NOTAPPLY

with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An