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Riverside County LMS
CONDITIONS OF APPROVAL

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)NOTAPPLY

assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

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

30.PLANNING. 23 SP - PALEO M/M PROGRAM

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. 23 SP - PALEO M/M PROGRAM (cont.) MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 24 SP - GENERIC M/M PROGRAM 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 THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - SKR FEE CONDITION MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be

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30.PLANNING. 27 SP - SKR FEE CONDITION (cont.) MET

____ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION 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 THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

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

30.PLANNING. 29 SP - POST GRADING REPORT 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 THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION 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

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30.PLANNING. 30 SP - SCHOOL MITIGATION (cont.) MET

on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 31 SP - GEO STUDY REQUIRED 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 geologic study shall be submitted to the Planning Department Engineering Geologist 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 REQUIRED.

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

30.PLANNING. 36 SP - ARCHAEOLOGIST RETAINED MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a

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30.PLANNING. 36

SP - ARCHAEOLOGIST RETAINED (cont.)

MET

pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 37

SP - IF HUMAN REMAINS FOUND

MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 284A2 shall be reviewed and complied with.

30.TRANS. 3 SP - AGENCY COMPLIANCE MET

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

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

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

30.TRANS. 4 SP - TRAFFIC GEN/ATTRACTOR MET

The proposed project will be a substantial traffic attractor/generator. As such, the project proponent shall incorporate such demand management programs as may be appropriate to comply with the goals and objectives of the Regional Mobility Plan, Air Quality Management Plan, and Congestion Management Plan, including:

- a. The establishment of a Transportation Management District.
- b. The provision of on-site Park and Ride Facilities.
- c. Design provisions to accommodate transit services.

All as approved and confirmed by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - ACCESS MET

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the Specific Plan Traffic Study.

30.TRANS. 6 SP - SW AREA ROAD AND BRIDGE MET

The proposed project is within the boundaries of the Southwest Area Road and Bridge Benefit District. A substantial fee shall be required prior to the issuance of building permits, based upon the fee schedule in effect at that time.

30.TRANS. 7 SP - BUS TURNOUTS MET

Bus turnouts on Winchester Road must be approved by Caltrans.

30.TRANS. 10 SP - TS/REGIONAL COOR MET

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

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

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

30.TRANS. 11 SP - PAVED ACCESS MET

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 11 SP - PAVED ACCESS (cont.) MET

Specific Plan Traffic Study.

30.TRANS. 18 SP - ROAD IMPROV PER GEN PLAN MET

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to

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40. PRIOR TO PHASING (UNITIZATION)

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

the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS VERNAL POOL RECOMMND

Prior to map recordation the project shall prepare an ECS that depicts biological constraint areas. The constrained areas will conform to the area mapped as "Pool C" in the Biological Addendum Memorandum written by Glen Lukos Associates, dated July 3, 2014 and the area labeled as "Vernal Pool Per HANS 1058" on the final project map and are outside the "Project Footprint."

The ECS must be stamped by the Riverside County Surveyor with the following note:

"No disturbances may occur within the boundaries of the constraint areas"

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

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

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at

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50. PRIOR TO MAP RECORDATION

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

the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

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

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 7 MAP- ANNEX TO PARK DISTRICT RECOMMND

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

50.PLANNING. 8 MAP- QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP- ECS NOTE AIRPORT RECOMMND

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

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 35 MAP- 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, 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 30. PLANNING. 16

50.PLANNING. 36 MAP-COMMON AREA MAINTENANCE NOTAPPLY

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

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36

MAP-COMMON AREA MAINTENANCE (cont.)

NOTAPPLY

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.

Added pursuant to 30. PLANNING. 19

50.PLANNING. 37

MAP-CC&R RES PUB COMMON AREA

NOTAPPLY

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants,

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50.PLANNING. 37

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

NOTAPPLY

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', 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

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50.PLANNING. 37 MAP-CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

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.

Added pursuant to 30. PLANNING. 20

50.PLANNING. 38 MAP - COMMON AREA MAINT RECOMMND

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

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

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50.PLANNING. 38 MAP - COMMON AREA MAINT (cont.) RECOMMND

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.

Added pursuant to 30. PLANNING. 19

50.PLANNING. 39 MAP - PARK AGENCY REQUIRED RECOMMND

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.

Added pursuant to 30. PLANNING. 16

50.PLANNING. 40 MAP - CC&R RES PUB COMMON AREA RECOMMND

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

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole

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50.PLANNING. 40

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

RECOMMND

discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 40 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director 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.

Added pursuant to 30. PLANNING. 20

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50.PLANNING. 41 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from ALUC shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 5, 2014 generally summarized as follows:

The permit holder/land divider or any successor-in-interest has complied with the required conditions of approval set forth in the Riverside County Airport Land Use Commission's letter dated March 5, 2014 which includes, but is not limited to, providing avigation easements to the subject property, complying with ALUC building, lighting, and emissions standards.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Benton Road and Leon Road and so noted on the final map.

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 4 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Leon Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - VACATION/SUR (cont.) RECOMMND

rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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

The street design and improvement concept of this project shall be coordinated with TR28092M1.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

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

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Benton Road, Leon Road, and Brussels Street.
- (2) Streetlights.
- (3) Traffic signals located on Benton Road at inter-section of Winchester Road (SH-79).

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50.TRANS. 9

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

RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Benton Road, Leon Road and Brussels Street.

(5) Street sweeping.

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

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

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

50.TRANS. 10

MAP - UTILITY PLAN

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Benton Road, Leon Road, and Brussels Street,

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 12 USE - 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.

50.TRANS. 13 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 14 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - IMP PLANS (cont.) RECOMMND

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 15 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 16 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 17 MAP - DEDICATION RECOMMND

Leon Road (from street "A" to Brussels Street) along project boundary is designated Major Highway and shall be improved with 76 full-width AC pavement, 8" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 119' full-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

- NOTE:
1. A 5' meandering sidewalk (both sides) shall be constructed within the 21' parkway.
 2. Leon Road shall be realigned as approved by the Director of Transportation.
 3. Class II bike lane to be included on Leon Road.

Streets "A" and "B" are designated Local Road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - DEDICATION (cont.)

RECOMMND

Street "C" to street "G" are designated Local Road and shall be improvement with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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

Amsterdam Road (emergency access road) shall be improved with 24' AC pavement; 6" concrete curb and gutter within the 24' dedicated right-of-way as approved by the Director of Transportation.

50.TRANS. 18

MAP - EXISTING MAINTAINED

RECOMMND

Benton Road along project boundary is a paved County maintained road designated Urban Arterial Highway and shall be improved with 81' to 94 foot part-width AC pavement (55' to 68' pavement on project side and 26' pavement on opposite side of the centerline), 8" concrete curb and gutter (project side), 8" landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 136' to 149' part-width dedicated right-of-way (81' to 94' on the project side and 55' on the other side of the centerline) in accordance with County Standard No. 91, Ordinance 461.

- NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway as approved by the Director of Transportation.
2. An 8" raised curb half-width landscaping median shall be constructed at the centerline per County Standard No. 91 and 113, Ordinance 461.
3. A cash-in-lieu fee shall be paid for the ultimate improvement of the raised curbed landscaping median as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - PART-WIDTH

RECOMMND

Leon Road (from Benton Road to street "A") along project boundary is designated Major Highway and shall be improved with 54' to 63' part-width AC pavement, (38' to 43' pavement on the project side and 16' to 20' pavement on the other side of the centerline), 8" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 103' to 113' (59' to 69' on the project side and 44' on the other side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

- NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway as approved by the Director of Transportation.
2. Leon Road shall be realigned as approved by the Director of Transportation.
3. Class II bike lane to be included on Leon Road.

Brussels Street along project boundary is designated Collector Road and shall be improved with 34' part-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 70' full-width (37' on the project side and 33' on the opposite side of centerline) dedicated right-of-way in accordance with County Standard No. 103, Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed within the 15' parkway along curb line or as approved by the Director of Transportation.

50.TRANS. 20

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS (cont.) RECOMMND
AND GEOLOGIC REPORTS.

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

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

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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

60.EPD. 2 - MBTA SURVEYS RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 3 - BIO MONITOR WORK PLAN RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

- TEMPORARY FENCING

RECOMMND

The area mapped as "Pool C" and outside of the mapped project footprint on EXHIBIT 6 of the Biological Addendum Memorandum, dated July 3, 2014 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire portion of the vernal pool known as "Pool C" that will not be impacted. The only areas of the vernal pool known as Pool C that will not be fenced are those within the project footprint that will be impacted by construction activity as delineated on the project map for TM36536. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5

- PROOF OF MITIGATION

RECOMMND

Prior to the issuance of a grading permit, the project applicant must submit proof of mitigation for a 0.93 acre vernal pool known as Pool C per the DBESP for HANS 1058 written by Amanda Duchart of Jones & Stokes on February 14, 2007 and revised on August 31, 2007. Proof of purchase of mitigation credits at the Barry Jones/Skunk Hollow Mitigation Bank will be required as per the 2:1 ratio specified in the DBESP for HANS 1058. If the project chooses to mitigate only for permanent and temporary impacts to portions of the vernal pool known as Pool C in the DBESP for HANS 1058, a biologist who holds a MOU with the County of Riverside must submit to EPD a report that provides details as to how the project shall protect the remaining functions and values of the impacted vernal pool. At a minimum, the report must include a detailed description of impacts to the vernal pool, a discussion of the hydrology in the area, strategies for avoidance and minimization of impacts, and BMPs. The applicant shall provide proof of mitigation as specified in the DBESP for HANS 1058 for the impacts described in the report requested above.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36536 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP NOTAPPLY

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

60.FLOOD RI. 9 MAP 100-YR SUMP COLLECTION RECOMMND

Collection drainage facilities in sump conditions shall be designed to collect and convey the tributary 100 year storm flows. Additional emergency escape shall also be provided in the event the inlets become plugged.

60.FLOOD RI. 10 MAP - SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP-ARCHAEO M/M PROGRAM NOTAPPLY

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

Added pursuant to 30. PLANNING. 22

60.PLANNING. 28 MAP - PALEO M/M PROGRAM RECOMMND

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

Added pursuant to 30. PLANNING. 23

60.PLANNING. 29 MAP - ARCHAEO M/M PROGRAM RECOMMND

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

Added pursuant to 30. PLANNING. 22

60.PLANNING. 30 MAP - GENERIC M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - GENERIC M/M PROGRAM (cont.) RECOMMND

for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This implements condition 30.PLANNING.24.

60.PLANNING. 31 MAP - SKR FEE CONDITION RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 29.52 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

Persuant to condition 70.PLANNING.27

60.PLANNING. 32 MAP - ADDITIONAL PARK FEE RECOMMND

The Land Divider or successor in interest shall pay an additional fee for future park facilities in the community.

The fee will be calculated at \$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. Note that this fee is in addition to the Quimby fee required in conditions 50.PLANNING.08 and 90.PLANNING.03.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 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.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP-PALEO M/M PROGRAM NOTAPPLY

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP-PALEO M/M PROGRAM (cont.) NOTAPPLY

limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

Added pursuant to 70. PLANNING. 23

70.PLANNING. 4 MAP-SKR FEE CONIDTION NOTAPPLY

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required.

Pursuant to 70. PLANNING. 27

70.PLANNING. 5 MAP-PALEO M/M PROGRAM NOTAPPLY

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 5 MAP-PALEO M/M PROGRAM (cont.) NOTAPPLY

Added pursuant to 30. PLANNING. 23

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - BIO MONITOR FINAL REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

80.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

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

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36536 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - ACOUSTICAL STUDY (cont.) RECOMMND

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

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 17 MAP- FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape guidelines for the Specific Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP- FINAL SITE PLAN (cont.)

RECOMMND

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

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

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

permitted. All construction must be of good quality and sufficient durability to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All residences shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

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

80.PLANNING. 19

MAP-ENTRY MONUMENTATION

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:

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

1. An entry monument shall be shown on the Exhibit A . 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 6 of the SPECIFIC PLAN.

Added pursuant to 30. PLANNING 28

80.PLANNING. 20

MAP - ENTRY MONUMENTATION

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - ENTRY MONUMENTATION (cont.) RECOMMND

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

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

1. An entry monument shall be shown on the Exhibit A . 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 6 of the SPECIFIC PLAN.

Added pursuant to 30. PLANNING 28

80.PLANNING. 21 MAP - POST GRADING REPORT RECOMMND

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

This conditon was added pursuant to 30.PLANNING.29.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Benton Road, Leon Road, and Brussels Street.
- (2) Streetlights.
- (3) Traffic signals located on Benton Road at at intersection of Winchester Road (SH-79).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Benton Road, Leon Road, and Brussels Street.

(5) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as Valley Wide RPD, the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

a.Install monuments and signage outside of the County
Maintained ROW

b.Landscape Plans prepared for areas out side of VWRPD
maintenance areas shall use County Standard Title block,
irrigation and planting details.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

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

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

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

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

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

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in

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90. PRIOR TO BLDG FINAL INSPECTION

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

order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - CLASS II BIKE TRAIL RECOMMND

Prior to the issuance of the 42 occupancy permit, the applicant shall complete construction of the Class II bike trail along east side of Leon Road with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valleywide Recreation and Park District.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 29.52 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP-POST GRADING REPORT NOTAPPLY

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

90.PLANNING. 14 MAP - BASIN AND PARK LANDSCAPE RECOMMND

Prior to issuance of any building permit final inspection within the TENTATIVE MAP the applicant shall plant the basin and park space provided on the area west of Leon Road

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - BASIN AND PARK LANDSCAPE (cont.) RECOMMND

to the satisfaction of the Transportation Department.

90.PLANNING. 15 MAP - CFD FOR BASIN/PARK RECOMMND

Prior to the issuance of any building permit final inspection within the TENTATIVE MAP the applicant shall join/create a CFD or LLMD to maintain the basin landscaping and park space west of Leon Road.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

90.TRANS. 5

MAP - 80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

pavement finished grade. Written confirmation of acceptance from water purveyor is required.

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

90.TRANS. 6 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Benton Road, Leon Road, and Brussels Street.

90.TRANS. 7 MAP - LC LNDS CP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LNDS CP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - LNDSCP INSPECTION RQMT (cont.)

RECOMMND

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. 3 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. 7 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 9

MAP - LC COMPLY W/LNDSCP/IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.



MEMORANDUM

To: Matt Straite
Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

From: Tracy Zinn, Principal

Re: **TENTATIVE TRACT MAP 36536 - QUALIFICATION FOR CEQA EXEMPTION**

Date: April 17, 2014

T&B Planning is working with the applicant of Tentative Tract Map No. 36536 (TR 36536) in regard to California Environmental Quality Act (CEQA) compliance. The subject property includes +/- 29.55 acres covering Planning Areas 5 and 6 of the Quinta do Lago Specific Plan No. 284 (SP 284). Based on our review of TR 36536 and related background information, we are of the opinion that the project qualifies for a statutory exemption from CEQA pursuant to CEQA Guidelines § 15182. The property was subject to CEQA compliance on three (3) prior occasions, Planning Area 6 is already graded for residential development, and a portion of Planning Area 5 already contains a detention basin. TR 36536 proposes fewer residential lots in Planning Area 6 than SP 284 allows and will implement the detention basin/park in Planning Area 5 as called for by SP 284. Additionally, none of the technical studies prepared in support of TR 36536 disclose impacts requiring additional mitigation.

The remainder of this memorandum provides an overview of the proposed project, a summary of prior CEQA documents that addressed the property, summary of the exemption provisions specified in CEQA Guidelines § 15182, and a discussion explaining how the project meets the exemption criteria specified in § 15182.

PROJECT OVERVIEW

The project applicant proposes to subdivide and develop approximately 29.55 acres of land located within Planning Areas 5 and 6 of the approved Quinta do Lago Specific Plan (SP 284). TR 36536 will subdivide approximately 21.97 acres within Planning Area 6 to create 84 single-family residential lots on approximately 11.57 acres; a water quality/detention basin on 0.55 acres; four (4) open space lots on 1.67 acres; and roadway dedications on 8.18 acres. In addition, the project proposes to improve an existing +/- 7.58-acre parcel located within SP 284 Planning Area 5 (i.e., west of and adjacent to the area planned for subdivision as part of TR 36536) to provide a detention basin and passive recreation area.

PRIOR CEQA REVIEW

The subject property has been subjected to CEQA review three (3) times previously:



1. Quinta do Lago Specific Plan EIR No. 371 (SCH No. 19900021097) certified in 1994.
2. Addendum to EIR 371 (EA 39827) approved in 2005, and which addressed Amendment No. 2 to SP 284 and TR 33170. These actions increased the density of Planning Area 6 and subdivided the property to allow for the development of Planning Area 6 with small, single family detached homes on multi-family parcels. (Subsequently, Planning Area 6 was graded to implement this approval.)
3. Mitigated Negative Declaration (EA41966), approved in 2009, which addressed PM 36049. This action subdivided Planning Area 5 from Planning Area 6 (which were previously under the same ownership) so that Planning Area 5 could be developed independently from Planning Area 6 as a detention basin and park site as called for by the Quinta Do Lago Specific Plan.

CEQA GUIDELINES § 15182

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. In order to qualify for a statutory exemption pursuant to § 15182, project must meet the following conditions:

1. The project must be located within an approved Specific Plan for which an environmental impact report (EIR) was certified after January 1, 1980;
2. The project must be in full conformity to the specific plan;
3. The project must consist of a land subdivision, zoning change, or residential planned unit development; and
4. None of the events or circumstances described in CEQA Guidelines § 15162 have occurred.

CEQA provides for two primary classes of exemptions: categorical and statutory. A statutory exemption is absolute; therefore, the specified exemption shall apply if the project fits within its terms.

As noted above, projects only may seek an exemption under § 15182 if none of the events or circumstances described in CEQA Guidelines § 15162 have occurred. Pursuant to § 15162, a project would not be suitable for an exemption pursuant to § 15182 if any of the following have occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:



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- a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR or Negative Declaration;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the above-cited circumstances are present, and assuming the project meets the four requirements specified in § 15182, then the Lead Agency may approve the project along with a brief explanation in the record documenting the basis for the exemption determination, after which a Notice of Exemption may be filed to reduce the statute of limitations on CEQA challenge.

CONFORMITY TO CEQA GUIDELINES § 15182

The following facts concerning TR 36536 demonstrate that the statutory exemption provisions of CEQA Guidelines § 15182 are met:

- *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 36536 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.



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- *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 buildout 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.

Based on the foregoing analysis, it is our opinion that TR 36536 meets the conditions specified in CEQA Guidelines § 15182, and therefore qualifies for a statutory exemption requiring no further CEQA documentation.

Please contact me to discuss the information contained herein at (714) 397-4224, or contact me by e-mail at tzinn@tbplanning.com.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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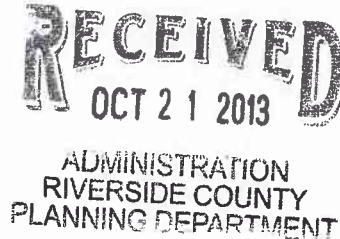
Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

October 14, 2013

VIA E-Mail and USPS

Mr. Matt Straite
Project Planner
Riverside County TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92501



Re: Pechanga Tribe Comments Regarding Tract Map 36536, APNs 963-100-003 & -004 and 963-060-021, County of Riverside

Dear Mr. Straite;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the Land Development Committee (LDC) hearing which occurred October 10, 2013. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project").

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Project is located in an area that has been heavily utilized by the Tribe's ancestors and we believe that the potential for impacting cultural and archaeological resources is high. Although the Tribe has not received a formal notice or request for consultation on this Project, we do have concerns and would like to discuss the proposed development further with the County. We request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

In the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO THE PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of the Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names and village complexes, rock art,

¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

²See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4
Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592

pictographs, petroglyphs and an extensive Luiseño artifact record in the vicinity of the Project. The Tribe further asserts that this culturally sensitive area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area. The Tribe considers any resources located on this Project property to be Pechanga cultural resources.

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory include this region in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area, which comprises the Project property. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on projects in the nearby vicinity and has specific knowledge of cultural resources and sacred places near the proposed Project.

The Tribe would welcome the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands associated with this Project.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
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irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. Although it appears on aerials that the majority of the Project has already been graded to some extent, there is still open space on the Property that could contain cultural resources in addition to buried resources. We would like to discuss the project further with the County; however, given the sensitivity of the Project area, it is the position of the Pechanga Tribe at this time that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological surveys or excavations performed.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

The Pechanga Tribe officially requests to consult with the County and to receive official notice of all actions concerning this Project pursuant to CEQA. To date, no environmental

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Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments for TR 36536
October 14, 2013
Page 5

documents, including archaeological studies have been made available to the Tribe for review. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, development and grading plans, and archaeological site records. The Pechanga Tribe may request that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project. We can discuss this further in our consultation.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impact.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact me at 951.770.8104 or at ahover@pechanga-nsn.gov once you have had a chance to review these comments so that we might schedule a meeting. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

cc: Pechanga Office of the General Counsel
David Jones, Riverside County Geologist



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 16, 2013



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

RE: Tentative Tract Map (TR) No. 36536 — Subdivide 29.55 Acres into 84 Single Family Lots (APN: 963-100-003)

Dear Mr. Straite:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located north of Brussels Street, south of Benton Road, east of Leon Road, and west of Cognac Street within the Southwest Area Plan. In order to mitigate the potential solid waste impacts of TR 36536 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 36536:

1. a) **Prior to issuance of a building permit for EACH construction phase**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.

b) **Prior to issuance of an occupancy permit for EACH construction phase**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transportation, and disposal

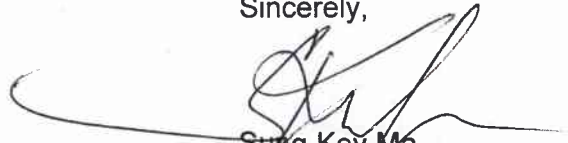
Matt Straite, Project Planner
Tract Map No. 36536
October 16, 2013
Page 2

of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-888-722-4234.

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma,
Planner IV

PD #144147



March 05, 2013

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Legal Counsel

Lemieux & O'Neill

MDS CONSULTING
17320 REDHILL AVE, STE 350
IRVINE, CA 92614

Dear MDS CONSULTING:

Re: SAN53 – Will Serve – TR 36536

Eastern Municipal Water District (EMWD) is willing to provide **water and sewer service** to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Development Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4447.

Sincerely,

FRED AZIMIE
NEW BUSINESS DEVELOPMENT
Engineer
azimief@emwd.org

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



March 5, 2014

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Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

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Russell Brady
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County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Matt Straite, Contract Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1056FV13

Related File No.: TR36536 (Tentative Tract Map)

APN: 963-100-003, 963-100-004, 963-060-021

Dear Mr. Straite:

On February 13, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. TR36536 (Tentative Tract Map), a proposal to subdivide 29.55 gross acres into 84 single-family residential lots, 1 water quality basin lot, 4 open space lots, and one 7.58-acre remainder lot for a future dog park and detention basin, located easterly of Winchester Road, northerly of Benton Road, westerly of Cognac Street, southerly of Brussels Street, and primarily east of Leon Road, **CONDITIONALLY CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, pursuant to Policy 3.3.6 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, based on special Findings 1 through 4 and pending Federal Aviation Administration (FAA) review of Lot 29, which has now been completed, subject to the following conditions included herein (as modified to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on February 26, 2014):

FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:

1. 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.
2. The project is located within an area below 55 CNEL from aircraft noise impacts.
3. The project is not located beneath or near the extended centerline of the runway.
4. The project's design is influenced by drainage requirements beyond the boundaries of the project itself that impact the density.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

In the event that the requirements of this condition cannot be met, the permittee shall work with the Riverside County Economic Development Agency – Aviation Division and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.
5. Prior to the issuance of building permits for any structures with a top point exceeding 1,387 feet above mean sea level, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing. **[This condition shall be considered to have been MET for Lot 29 as of February 26, 2014.]**

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on February 26, 2014 for Aeronautical Study No. 2013-AWP-6999-OE:

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed tract map (Aeronautical Study No. 2014-AWP-747-OE) and has determined that neither marking nor lighting of structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
7. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,398 feet above mean sea level; provided, however, that structures located more than 4,000 feet from the northerly terminus of the runway at French Valley Airport may exceed an elevation of 1,398 feet at top point by one foot for every 100 feet that their distance to the runway exceeds 4,000 feet. Thus, a structure located 5,000 feet from the northerly terminus of the runway shall not exceed an elevation of 1,408 feet above mean sea level.
8. The maximum elevation cited above shall not be increased, nor shall any structure be developed at coordinates that are closer to the runway than the coordinates specified in the Federal Aviation Administration letter dated February 26, 2014, without further review by the Airport Land Use Commission and the Federal Aviation Administration.
9. Temporary construction equipment such as cranes used during actual construction of structures shall not exceed the height of the structure or be stationed at coordinates that are closer to the runway than the coordinates specified in the Federal Aviation Administration letter dated February 26, 2014, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of structures reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

March 5, 2014

cc: CV Communities (applicant/landowner)
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division
Simon Housman, ALUC Chairman
ALUC Staff

Y:\AIRPORT CASE FILES\French Valley\ZAP1056FV13\ZAP1056FV13.LTR.doc



RCA Joint Project Review (JPR)

JPR #: 07 03 20 01

Date: 10/19/07

Project Information

Permittee: County of Riverside
 Case Information: CUP 03467/HANS 1058
 Site Acreage: 38 acres
 Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements*

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 18
 Area Plan: Southwest Area Plan

APN	Sub-Unit	Cell Group	Cell
963 060 019	SU 5 – French Valley/Lower Sedco Hills	Independent	5677
963 060 020	SU 5 – French Valley/Lower Sedco Hills	Independent	5677
963 060 021	SU 5 – French Valley/Lower Sedco Hills	Independent	5677
963 100 001	SU 5 – French Valley/Lower Sedco Hills	Independent	5575
963 100 007	Not a part	Independent	Not a part

Comments:

- a. Proposed Constrained Linkage 18 consists of an unnamed drainage located in the south-central region of the Plan Area. This constrained linkage connects Proposed Core 2 (Antelope Valley) to the west with Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension). Existing agricultural use constrains the linkage, and planned land uses surrounding the linkage are limited nearly entirely to community development. The linkage also has a relatively high proportion of land affected by edge (approximately 250 acres of the total 310 acres) and will also be subject to edge effects due to the widening or extension of several facilities, including Washington Street, Briggs Road, and SR 79. Despite these issues, the linkage nonetheless provides live-in and movement habitat for species.
- b. The majority of the project site parcels are located in the northeastern corner of Cell 5677 (approximately 25 acres), with a remainder of the site in the southwestern corner of Cell 5575



RCA Joint Project Review (JPR)

JPR #: 07 03 20 01

Date: 10/19/07

(approximately 0.3 acres). Conservation within Cell 5677 will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this cell will focus on riparian scrub, woodland and forest habitat, and adjacent agricultural land. Areas conserved within this cell will be connected to riparian scrub, woodland and forest habitat, and agricultural land proposed for conservation in Cell Group B to the west and in Cell 5572 to the north. Conservation within this cell will range from 10%–20% of the cell, focusing in the northwestern portion of the cell.

- c. Conservation within Cell 5572 will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this cell will focus on riparian scrub, woodland and forest habitat, and adjacent agricultural land. Areas conserved within this cell will be connected to riparian scrub, woodland and forest habitat, and agricultural land proposed for conservation in Cell #5572 to the west and in Cell #5479 to the north. Conservation within this cell will range from 15%–25% of the cell, focusing in the northwestern portion of the cell. The project site is not in the areas noted for conservation in either of the cells. Therefore, the project does not conflict with the Reserve Assembly.
- d. The project proposes approximately 300,000 square feet of commercial development including parking lots and detention basin. The project site currently supports a detention basin, patches of native plants, and remnant sage scrub. The site is reported to be historically used for agriculture and is frequently disked. The Applicant has not provided for open space as part of the project. Given that the project site is located on the opposite side of Highway 79 from the proposed Constrained Linkage 18, and that it is located in areas of the cells not identified for conservation, the configuration and size of the project does not conflict with the Reserve Assembly in this area.

Other Plan Requirements

Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. The *Revised DBESP Report for APNs 963-060-019, 963-060-020, 963-100-001, 963-100-007, 963-060-021* dated August 31, 2007, indicates that the project site does support riparian/riverine vegetation. Habitat for vernal pools and fairy shrimp habitat is also present on site.

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

Yes. The project site is located within Narrow Endemic Plant Species Survey Areas for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. Surveys for these species were conducted.

Section 6.3.2 – Additional Species Surveys Provided:

Yes. The project site is located in the Criteria Area Species Survey Area for Davidson's saltscall, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little



RCA Joint Project Review (JPR)

JPR #: 07 03 20 01

Date: 10/19/07

mousetail. The project site is also located in the Additional Survey Area for burrowing owl. A habitat assessment and focused burrowing owl surveys were completed.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:

No. The project site is not located near Conservation Areas.

Comments:

- a. Section 6.1.2: According to the *Revised DBESP Report for APNs 963-060-019, 963-060-020, 963-100-001, 963-100-007, 963-060-021* dated August 31, 2007, and prepared by Jones & Stokes, the site supports three drainage features, three pool features, and one detention basin. The detention basin does not meet the definition of riparian/riverine features per Section 6.1.2. Two of the three drainage features are reported to be artificially created, and are considered non-riparian/riverine. One of the drainages (referred to as Drainage A in the Jones & Stokes August 2007 DBESP) meets the definition of riparian/riverine. Drainage A is tributary to Warm Springs Creek and would be completely impacted by project implementation, resulting in 0.33 acre of permanent impacts. Three vernal pools features are located on site, referred to as Pools A, B, and C, in the DBESP. It should be noted that Pool B was permanently impacted by another developer associated with a sewer construction project and is being mitigated by a separate applicant. Pools A and C were determined to be vernal pools pursuant to the MSHCP, as they both contain vernal pool indicator species, observed ephemeral hydrology, and presence of clay/fine-grained soils in the pool bottoms. However, the pool features are considered to be of low quality. The project will result in a total of 0.95 acre of impacts to both of these vernal pools. Additionally, surveys of these two pools indicated that they do not support the fairy shrimp species protected under the MSHCP. The project will replace its 0.33 acre of impacts to Drainage A by purchasing credits at a 3:1 ratio (0.99 acres) in the Southwestern Riverside Multi-Species Reserve along Tualota Creek with good-quality willow riparian habitat that has long-term conservation value. The project will mitigate its 0.95 acre of impacts to vernal pools by purchasing habitat at a 2:1 ratio (1.90 acres) from the Barry Jones/Skunk Hollow Mitigation Bank. With the mitigation proposed in the DBESP, the project demonstrates compliance with Section 6.1.2 of the MSHCP.
- b. Section 6.1.3: The project site is located in the Narrow Endemic Plant Species Survey Area for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. EcoSystems Restoration Associates conducted focused plant surveys on the project site in 2005. None of the six plants surveyed for under the Narrow Endemic Plant Species were detected on site. The project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located in the Criteria Area Species 4 survey area for Davidson's saltscall, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. None of the seven plants under the Criteria Area Species surveyed for were detected on site. Additionally, the site is located within the survey area for burrowing owl. The project biologists conducted a habitat assessment on May 10, 2006, followed by a focused burrow survey on May 11, 2006. Suitable burrows were identified on site. A focused survey effort was



RCA Joint Project Review (JPR)

JPR #: 07 03 20 01

Date: 10/19/07

conducted on June 1, 8, 9, and 12, 2006. No owls were observed during any of the six site visits related to the burrowing owl assessment. The project demonstrates compliance with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: The proposed project is not located in close proximity to areas that are currently within or proposed for conservation as a part of the MSHCP Conservation Area; therefore, guidelines contained in Section 6.1.4 are not applicable.

SNS



Sources: Project Boundary French Valley Towne Center, LLC, 2005; PAD Consultants, 2005; Jones & Stokes, 2006

Figure 4
Water Features within the Project Site
French Valley Towne Center



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

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January 13, 2014

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

RECEIVED
JAN 23 2014
RIVERSIDE COUNTY

RE: TTM 36536 (QUINTA DO LAGO SP) PA-5 - (FORMERLY TM 33170)

Dear Mr. Straite:

Thank you for the opportunity to review the conceptual park plan for the above referenced project.

The maintenance cost of this park was not originally factored in the annexation for this project. Based on the amount of landscape proposed for Tentative Tract 36536, it is our presumption that this tract will not be able to support this park and would be an additional cost to Valley-Wide Recreation & Park District.

After considering the unique circumstances regarding the project, in effort to be of assistance to the County of Riverside that has always been exceptionally supportive of Valley-Wide Recreation and Park District; we are willing to maintain the recreational portion of this project which seems to be approximately 3.2 acres provided that the developer meets the following conditions:

- We feel that it would be better to eliminate the dog park from this project considering the following:
 - It would be difficult to provide safe parking to facilitate the public use of a dog park that attracts people from other communities.
 - There is already a large dog park planned at Spencer's Crossing which is within close proximity to this project (Briggs Road & Baxter Road).
- Basin maintenance and ownership must be by others because of the following:
 - The basin will be used by the adjacent commercial site per an existing developer agreement and the extent of the use or storm water levels and flows are undetermined.
 - We are concerned that water quality treatment required for the commercial center may not allow for recreational activities.
- Amenities must at a minimum include the following:
 - Legal street side parallel parking
 - ADA access
 - Shade gazebo with picnic tables
 - Shaded tot-lot
 - Double basketball half courts

District Office • 901 West Esplanade Avenue • San Jacinto, CA 92582 • (951) 654-1505 • Fax (951) 654-5279
Menifee Office • 30627 Menifee Road • Menifee, CA 92584 • (951) 672-6744 • Fax (951) 672-6740
Valle Vista Community Center • 43935 Acacia Avenue • Hemet, CA 92544 • (951) 927-6673 • Fax (951) 927-0793
Winchester Community Center • 32665 Haddock Street • Winchester, CA 92596 • (951) 926-5917 • Fax (951) 926-5918
Rancho Bella Vista Community Center • 31757 Browning Street • Murrieta, CA 92563 • (951) 894-1468 • Fax (951) 894-1470
Marion V. Ashley Community Center • 25625 Briggs Road • Menifee, CA 92585 • (951) 928-2700 • Fax (951) 928-2727

- o Park benches
- o Trash receptacles
- o Perimeter walking path

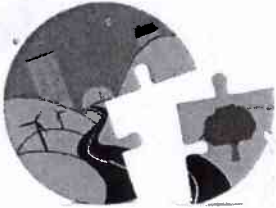
Additionally, Tract 33170 was annexed into Valley-Wide LMD Zone 38 based on 140 dwelling units. Under the Tentative Tract Map 36536 it seems that by changing the project from condominiums to conventional single family homes there will be a substantial lot reduction that may not support the amount of proposed landscape. Enclosed for your review is the original maintenance exhibit that indicates over two (2) acres of landscape. In order for Valley-Wide to maintain this landscape as originally intended, the land developer must mitigate the costs of landscape maintenance by possibly amending the original assessment for Tract 33170. Please contact Tiffany Ellis with NBS at (800) 676-7516 or at tellis@nbsgov.com. We do not know the proposed amount of dwelling units within TTM 36536 but if we were provided this information we would be able to determine what the assessment would need to be.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,



Dean Wetter, General Manager
Valley-Wide Recreation & Park District



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID CC006433

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36534, EA42584,
CFB05961

DATE SUBMITTED: 3/14/2013

APPLICATION INFORMATION

Applicant's Name: ADAM SMITH

E-Mail: ADAM@CITYVENTURES.COM

Mailing Address: 1900 QUAIL ST.

NEWPORT BEACH
City

CA
State

92660
ZIP

Daytime Phone No: (949) 258-7534

Fax No: () _____

Engineer/Representative's Name: ED LENTH

E-Mail: ELENTH@MIDCONCONSULTING.NI

Mailing Address: 17320 REDHILL AVE STE. 350

IRVINE
City

CA
State

92614
ZIP

Daytime Phone No: (949) 251 9821

Fax No: (949) 251 0514

Property Owner's Name: CV COMMUNITIES LLC

E-Mail: _____

Mailing Address: SAME AS APPLICANT

City

State

ZIP

Daytime Phone No: () _____

Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of BENTON ROAD, South of BRUSSELS ST., East of LEON ROAD, West of COGNAC ST.

Thomas Brothers map, edition year, page number, and coordinates: 2010, 929, C1

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

84 SINGLE FAMILY DETACHED. SCHEDULE 'A'
SUBDIVISION WITHIN SP 284 MIN LOT SIZE 5000 SF.

Related cases filed in conjunction with this request:

NONE

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

If yes, provide Case No(s). TR 33170 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 56,000 cy

PROPERTY OWNERS CERTIFICATION FORM

I MATT STRAITE, certify that on 7/22/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers TR36536 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 600'.

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

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

NAME: MATT STRAITE

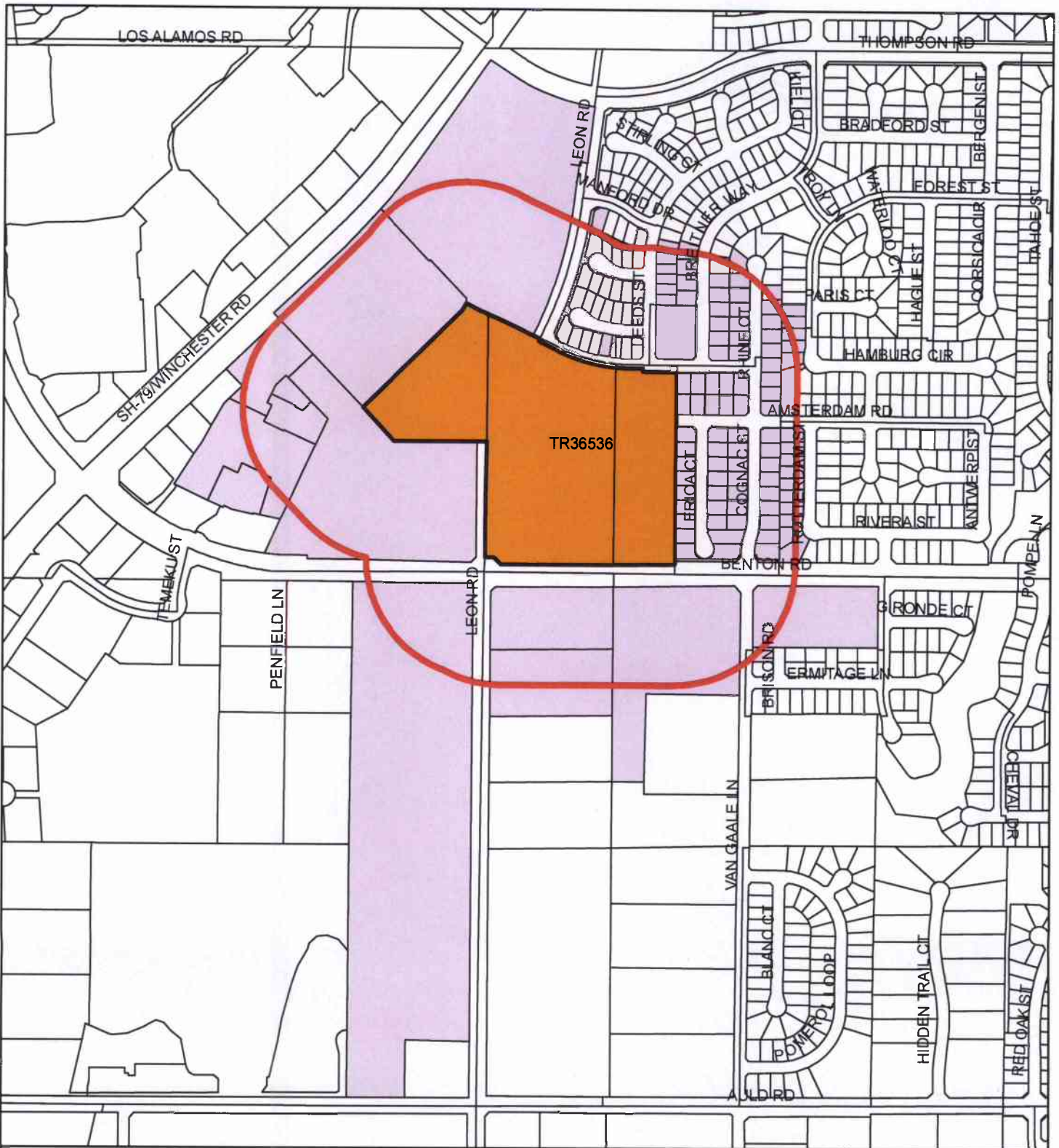
TITLE: PROJECT PLANNER

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

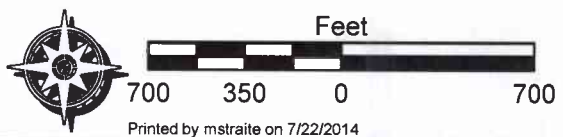
TELEPHONE: 951-955-8631

*checked by
matt
exp 1/28/15*

TR36536 (600 Foot Buffer)



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



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

MARCUS ROST ABBE
31070 FLORENCE CT
WINCHESTER, CA. 92596

JESSIE ALLIN
36458 COGNAC ST
WINCHESTER, CA. 92596

KATHLEEN ALVAREZ
31339 RIVERA ST
WINCHESTER, CA. 92596

PAUL C ANDERSON
36305 RHINE CT
WINCHESTER, CA. 92596

LEON M ANGEL
36474 ERICA CT
WINCHESTER, CA. 92596

ARACELI ANGUIANO
35405 MAYAPPLE CT
MURRIETA, CA. 92563

ALEJANDRO A APPEL
31113 MANFORD DR
WINCHESTER, CA. 92596

MATTHEW ADAM AUGUSTINE
36238 LEEDS ST
WINCHESTER, CA. 92596

GARY W BARBER
P O BOX 890581
TEMECULA, CA. 92589

JAMES S BELKNAP
36330 BREITNER WAY
WINCHESTER, CA. 92596

MARCOS BOCANEGRA
36297 FOREST ST
WINCHESTER, CA. 92596

SHARON E BOSTON
36335 RHINE CT
WINCHESTER, CA. 92596

GREG BREWER
36473 ROTTERDAM ST
WINCHESTER, CA. 92596

DENNIS CARL BROOKS
31065 FLORENCE CT
WINCHESTER, CA. 92596

PUAL N BUENAVENTURA
36418 COGNAC ST
WINCHESTER, CA. 92596

THOMAS D CARMICHAEL
36413 ROTTERDAM ST
WINCHESTER, CA. 92596

DANIEL B CARR
31097 HUNTSMAN CT
WINCHESTER, CA. 92596

LORENZO J CARRASCO
36431 ERICA CT
WINCHESTER, CA. 92596

MICHAEL A CARRASCO
36451 ERICA CT
WINCHESTER, CA. 92596

CARRBRIDGE
C/O WAY POINT HOMES
P O BOX 1226
OAKLAND, CA. 94604

DAVID A CHAICH
36484 ERICA CT
WINCHESTER, CA. 92596

PEDRO CHAIDEZ
36434 ERICA CT
WINCHESTER, CA. 92596

JOSE A CORONA
36318 RHINE CT
WINCHESTER, CA. 92596

GEORGE A CROCKETT
36408 COGNAC ST
WINCHESTER, CA. 92596

THOMAS L CUNNINGHAM
36403 ROTTERDAM ST
WINCHESTER, CA. 92596

CV COMMUNITIES
C/O R MARK BUCKLAND
1900 QUAIL ST
NEWPORT BEACH, CA. 92660

LARRY H DENNIS
36328 RHINE CT
WINCHESTER, CA. 92596

FRANCISCO O DIAZ
36283 BREITNER WAY
WINCHESTER, CA. 92596

ANTHONY DOIRON
36313 BREITNER WAY
WINCHESTER, CA. 92596

BRUCE M DUNN
3700 S WESTPORT NO 1278
SIOUX FALLS, SD. 57106

DUTCH MILL TRADING CO INC
36687 VAN GAALE LN
WINCHESTER, CA. 92596

CHRISTOPHER D DYDZYK
36355 RHINE CT
WINCHESTER, CA. 92596

WALTER C DYE
31202 AMSTERDAM RD
WINCHESTER, CA. 92596

NIHAL J ELQURA
C/O JIRIES S EL QURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO, CA. 92675

NATHANIEL FALZON
36607 BRISON RD
WINCHESTER, CA. 92596

FEDERAL HOME LOAN MORTGAGE CORP
5000 PLANO PARKWAY
CARROLLTON, TX. 75010

BURT G FJELLSTROM
36453 ROTTERDAM ST
WINCHESTER, CA. 92596

FRENCH VALLEY LANDSCAPE MAINTENANCE ASSN
10670 CIVIC CENTER DR
RANCHO CUCAMONGA, CA. 91730

FRENCH VALLEY TOWNE CENTER
C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO, CA. 92693

MARTIN A GALVAN
36248 LEEDS ST
WINCHESTER, CA. 92596

NATHAN DELANO GARDNER
36471 ERICA CT
WINCHESTER, CA. 92596

BOBBIE JO GARZA
31057 HUNTSMAN CT
WINCHESTER, CA. 92596

HAROLD W GERSTLER
36415 COGNAC ST
WINCHESTER, CA. 92596

TOMMIE L GIBSON
36481 ERICA CT
WINCHESTER, CA. 92596

DONALD L GIFFORD
36461 ERICA CT
WINCHESTER, CA. 92596

GOSHAWK PROP
P O BOX 891000
TEMECULA, CA. 92589

MESKEREM HABTEMARIAM
36488 COGNAC ST
WINCHESTER, CA. 92596

JADE HAMEL
45 105 PUPELE PL
KAREOKE, HI. 96744

JEFFREY HARREL
36454 ERICA CT
WINCHESTER, CA. 92596

BENJAMIN J HOLMES
31107 HUNTSMAN CT
WINCHESTER, CA. 92596

TAMMY L HOLT
36465 COGNAC ST
WINCHESTER, CA. 92596

ROBERT B HOWELL
36463 ROTTERDAM ST
WINCHESTER, CA. 92596

CHAD HUBBARD
35582 PORECLAIN CT
WINCHESTER, CA. 92590

WILLIAM C IJAMES
31092 HUNTSMAN CT
WINCHESTER, CA. 92596

INLAND EMPIRE RESCUE MISSION
C/O JIM PALMER
1 HOPE DR
TUSTIN, CA. 92782

JAMES V IODICE
36424 ERIKA CT
WINCHESTER, CA. 92596

RODNEY T JACKSON
31102 HUNTSMAN CT
WINCHESTER, CA. 92596

ERMINIO JARAMILLO
36300 BREITNER WAY
WINCHESTER, CA. 92596

WILLIAM E JOSEPH
36411 ERICA CT
WINCHESTER, CA. 92596

RICHARD KAIL
31080 FLORENCE CT
WINCHESTER, CA. 92596

KEITH E KEMPER
36433 ROTTERDAM ST
WINCHESTER, CA. 92596

JEFFERSON P KINCAID
36345 RHINE CT
WINCHESTER, CA. 92596

AARON KOREERAT
31112 HUNTSMAN CT
WINCHESTER, CA. 92596

CHRISTOPHER K LANIER
36478 COGNAC ST
WINCHESTER, CA. 92596

ADELINA LEON
31122 AMSTERDAM RD
WINCHESTER, CA. 92596

LIZARDO ALEX R & KARIN REV TRUST
C/O ALEX R LIZARDO
31187 BRUSSELS ST
WINCHESTER, CA. 92596

LOPEZ JOSE S & ROSA F FAMILY TRUST
C/O JOSE S LOPEZ
36303 BREITNER WAY
WINCHESTER, CA. 92596

KENNETH H MAGRINI
39727 WESTCHESTER CT
TEMECULA, CA. 92591

NETH MAISON
36378 RHINE CT
WINCHESTER, CA. 92596

FRANCIS L MARIANI
36308 RHINE CT
WINCHESTER, CA. 92596

GLORIA MARRUFO EVANS
31062 HUNTSMAN CT
WINCHESTER, CA. 92596

MCCLUNG THOMAS W & ALMA E MCCLUNG TRUST
31147 BRUSSELS ST
WINCHESTER, CA. 92596

KAARYN MCKEIRNAN
31127 BRUSSELS ST
WINCHESTER, CA. 92596

COURTNEY L MCMAHON
31072 HUNTSMAN CT
WINCHESTER, CA. 92596

THOMAS T MILLER
16756 CALLADO CT
SAN DIEGO, CA. 92128

GEORGE MINEN
PMB 113
10029 HWY 92 STE 100
WOODSTOCK, GA. 30188

DEBORAH S MOODIE
31095 FLORENCE CT
WINCHESTER, CA. 92596

GUILLERMO MORENO
31052 HUNTSMAN CT
WINCHESTER, CA. 92596

RAUL ALVARADO MORENO
36310 BREITNER WAY
WINCHESTER, CA. 92596

KENNETH R MULHERN
36445 COGNAC ST
WINCHESTER, CA. 92596

VALERIE NASH
36428 COGNAC ST
WINCHESTER, CA. 92596

DOMINIC NEGRON
36464 ERICA CT
WINCHESTER, CA. 92596

HOANG L NGUYEN
C/O KIM NGUYEN JONES
31110 FLORENCE CT
WINCHESTER, CA. 92596

LARS G OTTOSSON
260 OAK ST APT A1
RIDGEWOOD, NJ. 7450

PARKER 215
31162 AMSTERDAM RD
WINCHESTER, CA. 92596

EDWARD J PEARO
36350 BREITNER WAY
WINCHESTER, CA. 92596

JAYME POBLANO
36307 FOREST ST
WINCHESTER, CA. 92596

MICHELE POPIELA
31067 HUNTSMAN CT
WINCHESTER, CA. 92596

JON L POTTER
31207 BRUSSELS ST
WINCHESTER, CA. 92596

DEBRA RATHBONE
36388 RHINE CT
WINCHESTER, CA. 92596

DONALD M RAVANELLI
36435 COGNAC ST
WINCHESTER, CA. 92596

REGENCY CENTERS
C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO, TX. 78279

REMBRANDT HOMEOWNERS ASSN
C/O SHIRLEY MATSON
5950 PRIESTLY DR
CARLSBAD, CA. 92008

MANUEL REYES
36338 RHINE CT
WINCHESTER, CA. 92596

JUSTIN A ROBERTS
36455 COGNAC
WINCHESTER, CA. 92596

MORGAN J ROBERTS
36327 FOREST ST
WINCHESTER, CA. 92596

CLYDE N ROBUCK
31142 AMSTERDAM RD
WINCHESTER, CA. 92596

JUAN RODRIGUEZ
36443 ROTTERDAM ST
WINCHESTER, CA. 92596

KEITH RODRIGUEZ
36423 ROTTERDAM ST
WINCHESTER, CA. 92596

GLORIA A ROGERS
27050 PUMPKIN ST
MURRIETA, CA. 92562

GLORIA A ROGERS
27050 PUMPKIN ST
MURRIETA, CA. 92562

MARCOS A RUBALCAVA
4764 MAYTEN CT
OCEANSIDE, CA. 92057

IRENE SANDERS
32705 SEA ISLAND DR
DANA POINT, CA. 92629

HARRY E SAPP
3031 GOLF CREST RIDGE RD
EL CAJON, CA. 92019

ALLEN H SASANO
36438 COGNAC ST
WINCHESTER, CA. 92596

SCRIPPS WILSHIRE GREENEWAY
C/O SCRIPPS INV & LOANS INC
484 PROSPECT ST
LA JOLLA, CA. 92037

DAVID J SERPA
31085 FLORENCE CT
WINCHESTER, CA. 92596

ASHLEY SEVERO
31047 HUNTSMAN CT
WINCHESTER, CA. 92596

STEVEN SMYTH
44005 NORTHGATE AVE
TEMECULA, CA. 92592

EVERETT H SNYDER
36368 RHINE CT
WINCHESTER, CA. 92596

TERKEL SORENSEN
31077 HUNTSMAN CT
WINCHESTER, CA. 92596

YANFENG SU
10760 CURTIS ST
LOMA LINDA, CA. 92354

DENNIS M TAYLOR
36483 ROTTERDAM ST
WINCHESTER, CA. 92596

MOSES A THOMAS
36401 ERICA CT
WINCHESTER, CA. 92596

MARIA LUZ TIRADO
31082 HUNTSMAN CT
WINCHESTER, CA. 92596

THOMAS R TORNATORE
36325 RHINE CT
WINCHESTER, CA. 92596

ANTHONY ALBERT TORRES
36444 ERICA CT
WINCHESTER, CA. 92596

JESUS C TORRES
31920 PEPPER TREE ST
WINCHESTER, CA. 92596

JUSTA TRUJILLO
36421 ERICA CT
WINCHESTER, CA. 92596

DONNIE G TURNER
36468 COGNAC
WINCHESTER, CA. 92596

US ARMY CORPS OF ENGINEERS
C/O USA
100 W OGLETHORPE AVE
SAVANNAH, GA. 31401

VALLEY WIDE RECREATION & PARK DIST
30627 MENIFEE RD
MENIFEE, CA. 92584

FRANCISCO J VELAZQUEZ
36258 LEEDS ST
WINCHESTER, CA. 92596

ERNEST VILLANUEVA
31117 HUNTSMAN CT
WINCHESTER, CA. 92596

W DEV PARTNERS OF TEMECULA
C/O ROBERT MANN JR
505 SANSOME ST STE 1575
SAN FRANCISCO, CA. 94111

MONROE WASHINGTON
36358 RHINE CT
WINCHESTER, CA. 92596

GUY WEBER
31075 FLORENCE CT
WINCHESTER, CA. 92596

MARGARET L WEIR
36268 LEEDS ST
WINCHESTER, CA. 92596

MICHAEL WEISE
P O BOX 3789
TURLOCK, CA. 95381

PAMELA S WHITE
36290 BREITNER WAY
WINCHESTER, CA. 92596

JOHN D WHITTINGHILL
36295 RHINE CT
WINCHESTER, CA. 92596

CLAUDE P WILLIAMS
31167 BRUSSELS ST
WINCHESTER, CA. 92596

7/30/2014 9:07:44 AM

ATTN: John Guerin
Airport Land Use Commission
Mail Stop 1070

ATTN: Jon Vasquez
Building & Safety Department,
Riverside County
Mail Stop 2715

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

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

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

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

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

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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Waste Resources Management,
Riverside County
Mail Stop 5950



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF DETERMINATION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 15182 of Title 14, California Code of Regulations (CEQA Guidelines)

Project Title/Case No.: TR36536

Project Location: In the unincorporated area of Riverside County. The project is located in the Southwest Area Plan of Western Riverside County and is within the Quinta Do Lago Specific Plan, Specific Plan 284. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

Project Description: The Project proposes a Schedule "A" subdivision of the 26.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: CV Communities, 1900 Quail Street, Newport Beach, CA 92660

Based upon CEQA Guidelines section 15182, EIR 371 was certified in connection with approval of Specific Plan 284. The project is a residential project consistent with and in conformity with Specific Plan 284, and none of the requirements of CEQA Guidelines section 15162 are applicable. Substantial changes are not proposed in the project which will require a major revision to the EIR 371. The project, TR 36536, proposes a reduction in the allowable density that is permitted within Planning Area 6 of Specific Plan 284 (from 101 to 84 residential units). The project would not involve any new environmental effects or a substantial increase in the severity of previously identified physical impacts or operational intensity.

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

1. The project will not have a significant effect on the environment.
2. The project, as a residential project, is consistent with and in conformity with a specific plan, which was adopted in connection with a certified EIR.
3. A statement of overriding considerations was not adopted for the Project.
4. Findings were made pursuant to the provisions of CEQA.

Matt Straite (951) 955-8631
County Contact Person *Phone Number*

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1302393

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

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

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

Received from: SMITH ADAM \$50.00
paid by: CK 00010966
CFG FEE FOR TR36536
paid towards: CFG05961 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 18, 2013 12:25
MGARDNER posting date Mar 18, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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