

Toscana

III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>(g) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> <p>CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8.</p> <p>(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees. The, through the County's development impact fee (DIF) for traffic signals (pursuant to County Ordinance 659.126,) in the Temeseal Canyon area is \$354 per single-family (detached) dwelling unit and \$319 per multiple-family (attached) dwelling unit. The portion of the DIF for traffic signals for non-residential property is \$5,884 per acre for commercial and \$4,115 per acre for industrial uses.</p> <p>(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and re-align the roadway.</p> <p>(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-3 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>	

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	<p>through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).</p> <p>(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:</p> <ul style="list-style-type: none"> - Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement. - Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange). - The Interstate 15 / Temescal Canyon Road interchange. - The Interstate 15 / Indian Truck Trail interchange. <p>TUMF program fees include \$6,650 per single-family dwelling unit and \$4,607 per multiple-family (attached) dwelling unit. The TUMF program also includes a fee of \$2.60 per square foot commercial (retail) development, \$1.61 per square foot for office development and \$0.48 per square foot for industrial development. The non-residential fees are subject to periodic adjustment to reflect adjusted costs and needs.</p> <p>(e) The project shall pay Development Impact Fees (DIF), as established by Ordinance 659.6, to bear the project's fair share cost of providing public facilities, open space and habitat reasonably needed to serve the project. The component of the DIF for</p>			

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	<p>transportation improvements (other than traffic signals) is \$1,809 per unit for single-family dwelling units, \$1,429 per unit for multiple-family (attached) dwelling units, \$6,734 per acre for commercial development and \$3,518 per acre for industrial development. The DHF is subject to periodic adjustment to reflect adjusted costs and needs.</p> <p>(ef) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify the roadway improvements identified in Table VII.A-8 and necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.</p>			
	<p>CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.</p> <p>The following County Transportation Department conditions shall be implemented:</p> <p>10. GENERAL CONDITIONS</p> <p>10. TRANS.1 MAP-SP 327 / CONDITIONS The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-4 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>

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	<p>The Comprehensive General Plan circulation policies require a minimum of Level of Service "C," except that Level of Service "D" may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterial, expressways or state highways and ramp intersections.</p> <p>The study indicates that it is possible to achieve adequate levels of service for the following intersection with circulation elements roads based on the traffic study assumptions:</p> <p>—— Temeseal Canyon Road (NS) at: Dawson Canyon Road (EW) Lawson Drive (EW) Trilogy Parkway (EW) Glen Ivy Road (EW) Temeseal Hills Drive North (EW) Temeseal Hills Drive South (EW) Indian Truck Trail (EW) Campbell Ranch Road Future Arterial Road — north Future Arterial Road — south</p> <p>—— I-15 Freeway NB Ramps (NS) at: Temeseal Canyon Road (EW) Indian Truck Trail (EW)</p> <p>I-15 Freeway SB Ramps (NS) at: Temeseal Canyon Road (EW) Indian Truck Trail (EW)</p> <p>—— De Palma Road (NS) at: Indian Truck Trail (EW)</p> <p>Horseshief Canyon Road (NS) at: Temeseal Canyon Road (EW)</p>			

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	<p>As such, the proposed project is consistent with this General Plan policy:</p> <p>The associated conditions of approval incorporate recommendations and mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.</p> <p>10. TRANS.3 SP - SP 327 / IMPROVEMENTS All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.</p> <p>10. TRANS.4 SP - SP 327 / WRCOG TUMF The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.</p> <p>30. PRIOR TO ANY PROJECT APPROVAL</p> <p>30. TRANS.1 SP - SP 327 / TS INSTALLATION The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:</p> <ul style="list-style-type: none"> - Temescal Canyon Road / Temescal Hills Drive North - Temescal Canyon Road / Temescal Hills Toscana Drive South - Temescal Canyon Road / Glen Ivy Road - Temescal Canyon Road / Indian Truck Trail 			

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	<ul style="list-style-type: none"> - De Palma Road / Indian Truck Trail with no fee credit given for Traffic Signal Mitigation Fees. - I-15 NB Ramps / Indian Truck Trail - I-15 SB Ramps / Indian Truck Trail - Temescal Canyon Road / Indian Truck Trail - Temescal Canyon Road / Horsethief Canyon Road - Temescal Canyon Road / Campbell Ranch Road - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South with fee credit eligibility. 			
	<p>30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF</p> <p>The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.</p> <p>30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ</p> <p>Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation</p>			

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	<p>Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.</p> <p>30. TRANS.3 SP - SP 327 / TS GEOMETRICS</p> <p>The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map. Prior to Occupancy of 1st Dwelling Unit:</p> <p>The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive North-(EW) shall be improved to provide the following geometrics:</p> <p>Northbound: two<u>one</u> through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A<u>one trap right-turn lane</u> Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Temescal Hills Toscana Drive South (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: two through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (<u>Note – this improvement has been constructed</u>):</p> <p>Northbound: one left-turn lane <u>two</u> through lanes</p>			

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	<p>Southbound: two through lanes one through lane, one right turn lane</p> <p>Eastbound: one two left-turn lanes, one right-turn lane</p> <p>Westbound: N/A</p> <p>The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: one left-turn lane, <u>one shared left turn lane</u>, one right-turn lane, <u>one shared right turn lane</u></p> <p>Southbound: N/A</p> <p>Eastbound: two left-turn lanes, two through lanes</p> <p>Westbound: two through lanes, <u>one right turn lane</u></p> <p>The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (FW) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A</p> <p>Southbound: one left-turn lane, one right-turn lane, <u>one shared right turn lane</u></p> <p>Eastbound: two three through lanes, one right-turn lane</p> <p>Westbound: one left-turn lane, two through lanes</p> <p>30. TRANS.4 SP - SP 327 / INTERSECTION SPACING</p> <p>Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.</p>			

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VII.D Law Enforcement Services					
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services.	Measures from EIR No. 441 for the Riverside County General Plan				
	The TLMA [County Transportation and Land Management Agency] shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.	The Riverside County Planning Department shall notify the County Sheriff's Department of any new HOA's. The County Sheriff's Department is responsible for coordinating with the new HOA's to establish Neighborhood Watch Programs, as appropriate.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department Riverside County Sheriff's Department	Less Than Significant
	4.15.2D: The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.2D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
VII.H Utilities					
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities.	Measures from EIR No. 441 for the Riverside County General Plan				
	The County shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation measure 4.8.1.A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	Less Than Significant
	4.8.1B: The County shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed project.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.8.1.B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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VIII.1 Solid Waste Project will introduce people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.	Measures from EIR No. 441 for the Riverside County General Plan				Less Than Significant
	4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.	The Riverside County Waste Management Department shall review all development proposals to verify compliance with Mitigation measure 4.15.3E.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Waste Management Department	
	4.15.3F: The County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.3F.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

As determined by EIR No. 441 for the Riverside County General Plan, development authorized by the General Plan will result in several unavoidable significant cumulative impacts, including: regional air quality, water supply demand, biological resources, conversion of open space to urban uses and circulation. The project will contribute incrementally to these cumulative impacts.

All other areas of potential impact were evaluated and found to be insignificant and not require mitigation measures.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPA - Amendment Description

RECOMMND

This Specific Plan Amendment:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

10. EVERY. 2

SPA - Replace all previous

RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Replace all previous (cont.) RECOMMND

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

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 439 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices
7. All Addenda.

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

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327A1 Screencheck No. 3 Dated 8/7/14.

CHANGE OF ZONE = Change of Zone No. 07807.

EIR = Environmental Impact Report No. 439.

10. EVERY. 5 SP - Ordinance Requirements

RECOMMND

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

10. EVERY. 6 SP - Limits of SP DOCUMENT

RECOMMND

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

10. EVERY. 7 SP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not

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10. GENERAL CONDITIONS

10. EVERY. 7

SP - HOLD HARMLESS (cont.)

RECOMMND

limited to, decisions made in response to California Public Records Act requests.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1

SP-GSP-1 ORD. NOT SUPERSEDED

RECOMMND

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

10.BS GRADE. 2

SP-GSP-2 GEO/SOIL TO BE OBEYED

RECOMMND

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

10.BS GRADE. 3

SP-ALL CLEARNC'S REQ'D B-4 PMT

RECOMMND

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1

SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2

SP-#86-WATER MAINS

RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of 2013 Ccalifonia Fire Code, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4

SP-#95-HAZ FIRE AREA

RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 5

SP-#96-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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10.FIRE. 6

SP-#97-OPEN SPACE

RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 7

SP-#85-FINAL FIRE REQUIRE

RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 8

SP-#47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT

RECOMMND

Specific Plan 327, Amendment No. 1 (Toscana Specific Plan) is a proposal to modify the approved specific plan which reconfigures the planning areas and design layout of the plan. This amendment will eliminate a commercial lot and increases open space and park areas. The amended specific plan will develop approximately 300-acres of the 960-acre site for residential development. Other amenities of the specific plan include parks and recreational open space. Over half of the project site (540-acres) is preserved as natural open space. The project is located on the east side of Interstate 15, on the northerly side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. Tract 36643 is Phase 1 of the specific plan and is being processed concurrently with the specific plan.

Temescal Wash, which drains a several square mile local watershed, traverses the westerly portion of the property. It also serves as the overflow outlet for Lake Elsinore, which receives flows from the entire 770-square mile San

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

Jacinto River watershed. The wash's 100-year Zone A floodplain limits are delineated on Panel No. 06065C 1390G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The 100-year flow rate for Temescal Wash as it enters the site is estimated to be 12,500 cfs. Additional flows from Mayhew Canyon combine with Temescal Wash for a 100-year flow rate of 15,900 cfs exiting the project site.

The topography of the remainder of the project site is hilly terrain that drains primarily in a westerly direction toward Temescal Wash which flows northwesterly along the westerly portion of the site adjacent to Temescal Canyon Road. All of the residential development will be located in these hills and away from the Temescal Wash flood plain. Two points of entry/exit will cross this flood plain and provide access to/from the development and connect to Temescal Canyon Road.

All of the residential development is outside of the FEMA flood plain with two (2) access points (Temescal Hills Drive and Toscana Drive) proposed which cross the floodplain to provide vehicular access from Temescal Canyon Road to the development. Additionally, it is proposed to elevate Temescal Canyon Road to remove any Temescal Canyon Road street improvements out of and above the flood plain. This encroachment into the floodplain/floodway for the construction of crossings and road improvements shall require the applicant to process a Letter of Map Revision (LOMR). Grading and building permits for development of the site can be issued while the Conditional Letter of Map Revision (CLOMR) and LOMR are being processed but occupancy will not be permitted until the LOMR is approved.

A flood plain study for this reach of Temescal Wash has been submitted to the District by Albert A. Webb Associates to initiate the CLOMR process. The study analyzes changes in the flood plain due to the proposed improvements. Structural improvements proposed with the study include the two bridge crossings and associated abutments, drop structures, channelization due to Temescal Canyon Road improvements, possible slope protection along the embankment for Temescal Canyon Road, Planning Area 5 and the Park/Water Quality basin (Planning Area 17) downstream of Temescal Hills Drive and the construction of grade

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

stabilizers between the two bridges. In order for FEMA to approve and issue a LOMR, the aforementioned structural improvements within the flood plain proposed in the study must be maintained by a public entity. If no public entity is found, alternative studies with no structural improvements must be completed and reviewed. The District will not maintain any improvements associated with the Temescal Wash flood plain.

The two bridges that cross Temescal Wash are within public right of way and the Transportation Department will be responsible for the operation and maintenance of these portions of roadway along with the associated drop structures and rip rap to protect the bridges. The Toscana development is a gated community and the Home Owners Association (HOA) will be responsible for maintenance of the streets within the development. Inside the gated community, if access within the development is provided to the District, the District will operate and maintain the larger (greater than 36-inches) storm drains within the development. For other drainage facilities which are not maintained by the District, the HOA shall have the maintenance responsibility of storm drain inlets, catch basin, connector pipes and smaller storm drains (36-inches or less) within the development.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to the Spanish Hills community will be reduced to no more than 50% of the pre-developed peak flow rates for the governing 100-year storm event in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible as development occurs.

Another significant watercourse enters along the easterly boundary of the site and flows southwesterly within Planning Area 26C. These flows will be conveyed under Toscana Drive in a large arch pipe culvert. These flows

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.RECOMMND

will continue southwesterly and discharge into Temescal Wash. It is proposed that the culvert under Toscana Drive will be large enough to convey not only storm runoff but also accommodate hiking trail access and a corridor for wildlife. A flood plain study for this watercourse shall be provided from the property boundary to the Temescal Wash flood plain.

Water quality mitigation is provided at several locations within the development. Planning Area 17 at the southwest corner of the site serves as the primary BMP feature for the development. This lot will also be used as an open space/recreational lot. Planning Area 25 is a water quality basin for the easterly portion of the development. All water quality mitigation will comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide appropriate mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As development of the project site is submitted and processed, if it is determined that the ultimate capacity of the BMP's are reached, then additional mitigation will be required.

In general, the Drainage Plan as proposed for the specific plan allows offsite runoff to either continue to flow naturally through the site or it is collected and conveyed in storm drain facilities through the development and discharged back to a natural watercourse. Onsite runoff is collected and conveyed in storm drains where lower flows are taken for mitigation in a water quality BMP while larger storm events are discharged into Temescal Wash. The Drainage Plan as presented in the document is acceptable to the District.

10.FLOOD RI. 2 SP PUB MAINT OF TEMESCAL WASH RECOMMND

In accordance with FEMA regulations, all improvements associated with this project which 'channelize' the Temescal Wash must be maintained by a public entity. The District will not maintain these components since they are considered non-structural.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3

SP TEMESCAL WASH FP ANALYSIS

RECOMMND

The current (June 2014) flood plain analysis for Temescal Wash submitted for the CLOMR requires a rip rap grade control structure at the downstream side of Temescal Hills Drive bridge crossing, a rip rap drop structure at the upstream side of the Toscana Drive bridge, rip rap grade control structures between the two bridges and any necessary slope protection along the embankment for Temescal Canyon Road, Planning Area 5 and Planning Area 17.

The District will not provide any maintenance support for any of these improvements or in maintaining the Temescal Wash flood plain. The Transportation Department should be responsible for maintaining improvements associated with the bridges and slopes along Temescal Canyon Road. The slope protection measures along the embankment slopes by Planning Area 5 and the grade control structures will be maintained by the Western Riverside County Regional Conservation Authority (RCA). An additional flood plain analysis is being prepared which demonstrates that the grade control structures are not required as a flood control improvement to maintain the flood plain. These structures are in place for environmental purposes to stabilize the wash to assist in developing habitat.

10.FLOOD RI. 4

SP SPANISH HILLS FLOW MIT

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" community to the west of the project have constructed improvements within the existing watercourses downstream of this development and these downstream properties are sensitive even to minor flows. The 100-year flow rates shall be attenuated to no more than 50-percent of the pre-developed flow rate (based on the governing 100-year event) at all specific plan outfall locations tributary to Spanish Hills.

10.FLOOD RI. 5

SP GROUNDWATER RECHARGE

RECOMMND

The potential for flood damage to the Spanish Hills area is a major concern but recharging the groundwater table is also important and necessary for the residents to maintain the use of their wells. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP GROUNDWATER RECHARGE (cont.)

RECOMMND

feasible as development occurs.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEO02349

RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.
2. The potential for surface rupture is low.
3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.
4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.
5. The potential for seismically induced landsliding is considered to be very low at the site.
6. Some boulders may be dislodged on natural slopes during ground shaking events.
7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.
8. The potential for sieche impacting the property is considered to be non-existent.

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.
2. Removal and/or catchment devices may be required in areas

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02349 (cont.)

RECOMMND

where boulders may be dislodged on natural slopes during ground shaking events.

3. Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES

RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8 SP - MAINTAIN AREAS & PHASES RECOMMND

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

10.PLANNING. 9 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 11 SP - PDP01460 RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:

"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

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10. GENERAL CONDITIONS

10.PLANNING. 12

SP - LOW PALEO

RECOMMND

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen

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10. GENERAL CONDITIONS

10.PLANNING. 12 SP - LOW PALEO (cont.)

RECOMMND

data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 13 SP - GEO02349 UPDATE

RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis

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10. GENERAL CONDITIONS

10.PLANNING. 13 SP - GEO02349 UPDATE (cont.)

RECOMMND

1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 15 SP - PDA04837,4862-4864

RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.

Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - PDA04837,4862-4864 (cont.)

RECOMMND

CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

10.PLANNING. 16 SP - IF HUMAN REMAINS FOUND

RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

TRANS DEPARTMENT

10.TRANS. 1 SP - LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - LANDSCAPING PLANS (cont.) RECOMMND

SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

10.TRANS. 2 SP - SP327A1/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:
Dawson Canyon Road (EW)
Lawson Drive (EW)
Trilogy Parkway (EW)
Glen Ivy Road (EW)
Temescal Hills Drive-North (EW)
Temescal Hills Drive-South (EW)
Indian Truck Trail (EW)
Campbell Ranch Road (EW)
Future Arterial Road-north
Future Arterial Road-south

I-15 Freeway NB Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Freeway SB Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

De Palma Road (NS) at:
Indian Truck Trail (EW)

Horsethief Canyon Road (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP327A1/CONDITIONS (cont.)

RECOMMND

Temescal Canyon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate recommendations and mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 3 SP - SP327A1/IMPROVEMENTS

RECOMMND

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

Temescal Hills Drive shall be improved with 44' AC pavement within 66'-75' of road right-of-way. This includes

Toscana Drive shall be improved with 44' AC pavement within 66'-76' of road right-of-way.

Street A (bounded by PA7, PA8, PA13, PA14, and PA15) shall be improved with 40' AC pavement within 60' (min.) road right-of-way.

All interior streets shall be improved with 36' AC pavement within 56' road right-of-way.

10.TRANS. 4 SP - SP327A1/WRCOG TUMF

RECOMMND

Prior to the issuance of the certificates of occupancy or final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building

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10.TRANS. 4 SP - SP327A1/WRCOG TUMF (cont.)

RECOMMND

permit pursuant to Ord. 824.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2 MAP-SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy
Transportation Department: 1 copy
County Planning Department in Riverside: 1 copy
Clerk of the Board of Supervisors: 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 WATER AND SEWER WILL SERVE LTR

RECOMMND

Prior to the approval of any Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH) for review and approval an original copy of a water and sewer "will-serve" letter from the appropriate purveyor(s).

Any existing onsite wastewater treatment system (OWTS) and/or existing onsite water well shall be properly removed or abandoned under permit with DEH.

30.E HEALTH. 2 INDUSTRIAL HYGIENE

RECOMMND

Prior to the approval of any project, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval, an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 ENVIRONMENTAL CLEANUP PROGRAMS

RECOMMND

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

Prior to the approval of any Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval, an original copy of an Environmental Site Assessment, Phase I study (ESA Phase 1). Applicable review fees shall apply.

For any implementing projects that include Assessor Parcel Number 290-070-026 and 290-070-030, a Phase II Environmental Site Assessment shall be required. Applicable review fees shall apply.

EPD DEPARTMENT

30.EPD. 1 SP-PHASE DEDICATION

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP-PHASE DEDICATION (cont.)

RECOMMND

on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE. The condition shall be modified to specifically address the relevant project phase:

The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014).

In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands.

This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below.

Phase 1 Dedication

Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

oAn existing 60-foot access easement over the existing dirt

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP-PHASE DEDICATION (cont.) (cont.)

RECOMMND

road known as El Hermano Road in PA 26B;
oA proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
oAn existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
oProposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
oProposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F.
There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:

oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;

oA proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

30.EPD. 2

SP- GENERAL LANDSCAPING

RECOMMND

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

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP- GENERAL LANDSCAPING (cont.)

RECOMMND

Environmental Programs Division for review and approval. In accordance with the EIR, no species on List 6.2 of the MSHCP shall be utilized on the site, within 500 feet of conservation openspace (including any hydroseed mix used for interim erosion control) for consistency with Section 6.1.4 of the MSHCP. Mitigation measure BIOL-8 states that landscaping adjacent to natural open space shall include native trees that will provide canopy for birds and wildlife use as habitat and as a movement corridor.

30.EPD. 3

SP-FEE

RECOMMND

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

Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside".

30.EPD. 4

SP-NESTING BIRDS

RECOMMND

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

The clearing of upland habitat shall occur outside of the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season will not require a nesting bird clearance survey.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 5

SP-CONSTRUCTION MONITORING

RECOMMND

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

Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.

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 qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved 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. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint.

30.EPD. 6

SP-RIP/RIV PLAN

RECOMMND

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

Prior to the issuance of a grading permit, a biologist who

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6

SP-RIP/RIV PLAN (cont.)

RECOMMEND

holds an MOU with the County of Riverside shall submit an updated version of the document titled, Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) incorporating wildlife agency requirement. . The document shall be submitted to the Riverside County Environmental Programs Division for final review and approval. The plan shall include financial assurances. The following language was taken directly from the General Biological Report. Mitigation for impacts to Riparian (vegetated) resources, with the exception of tamarisk scrub, will be at a 3:1 ratio for both temporary and permanent impacts. The Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a 1:1 ratio (Table 14). Approximately 17.2 acres of mitigation will occur on site per the Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014), with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County and other resource agencies. Mitigation for unavoidable impacts to Riparian/Riverine areas will be biologically equivalent to resources being impacted by the proposed project. Mitigation measures to minimize impacts to waters include:

- Use of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
- oConstruction-related equipment will be stored in upland areas, outside of drainages except as required by project design (restoration, trash removal, etc.).
- oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1 above).
- oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
- oEmployees shall strictly limit their activities, vehicles,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6 SP-RIP/RIV PLAN (cont.) (cont.)

RECOMMND

equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel. oConstruction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

30.EPD. 7 SP-RIP/RIV INSTALL REPORT

RECOMMND

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

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in document titled Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

30.EPD. 8 SP-MSHCP CONSISTENCY

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the project shall be evaluated for consistency with the MSHCP.

The "Prior to Project Approval" conditions associated with SP00327A1 are not comprehensive, and do not guarantee consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Each implementing project shall be individually evaluated for MSHCP Consistency. This may require additional biological surveys and/or conditions of approval.

Project specific conditions may include avoidance measures and fencing for conserved habitats, Burrowing owl Preconstruction Surveys, MBTA Nesting Bird Avoidance, or any other conditions specific to a particular portion of SP.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 9

SP-30 DAY BURROWING OWL

RECOMMND

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

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

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

PARKS DEPARTMENT

30.PARKS. 1

SP - TRAIL PLAN

RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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PLANNING DEPARTMENT

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

RECOMMND

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

30.PLANNING. 3 SP - NATIVE MONITOR

RECOMMND

Native American Monitor

Prior to applying the Conditions of Approval, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - NATIVE MONITOR (cont.)

RECOMMND

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

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

4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

30.PLANNING. 3

SP - DURATION OF SP VALIDITY

RECOMMND

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

"The SPECIFIC PLAN shall be valid for a period of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, at which time the County may elect to begin revocation hearings. Should the County not elect to revoke the SPECIFIC PLAN after 20 years the plan shall remain valid until such time that the County revokes the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,154th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

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

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

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

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

30.PLANNING. 10 SP *- ADDENDUM EIR

RECOMMND

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

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

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP *- ADDENDUM EIR (cont.)

RECOMMND

shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 11 SP *- EA REQUIRED

RECOMMND

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

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

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR

RECOMMND

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

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

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR (cont.)

RECOMMND

shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 13 SP *- SUBSEQUENT EIR

RECOMMND

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

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

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

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS

RECOMMND

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN (SP327A1), and the CHANGE OF ZONE(CZ7807) must have been approved, and adopted by the Board of Supervisors, respectively.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 16

SP - PARK AGENCY REQUIRED

RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the Planning Department."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP *- PA PROCEDURES

RECOMMND

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

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

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

30.PLANNING. 19

SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

- a. A permanent master maintenance organization or HOA 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19

SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I."

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

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

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30.PLANNING. 20

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

RECOMMND

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 County's successor-in-interest. The property owners'

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

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

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

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

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

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

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map) for all Planning Areas (PA) except PA 17, the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

RECOMMND

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

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

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

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

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

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

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

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

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

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 RECOMMND

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

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

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM (cont.)

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 for Planning Area ____ 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. 25 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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

30.PLANNING. 26 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 1-22 the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ACOE CLEARANCE (cont.)

RECOMMND

Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 27 SP *- SKR FEE CONDITION

RECOMMND

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

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

30.PLANNING. 28 SP - ENTRY MONUMENTATION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT INSPECTION within the entire SPECIFIC PLAN, all entry monumentation at primary SPECIFIC PLAN entry points shall be constructed in accordance with the SPECIFIC PLAN."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

SP - POST GRADING REPORT

RECOMMND

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

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

30.PLANNING. 30

SP - SCHOOL MITIGATION

RECOMMND

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

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

30.PLANNING. 34

SP - PA19 POCKET PARK PLANS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 4:

"PRIOR TO THE ISSUANCE OF THE 50th building permit(Phase I Development) within Planning Area 4 (PA4) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 19 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 4."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - PA19 P.P. CONSTRUCTION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 4:

"The Park within Planning Area 19 shall be completed and operational prior to the issuance of the 100th residential building permit within Planning Area 4.

This condition shall only apply to development in Planning Area 4."

30.PLANNING. 36

SP - PA20 POCKET PARK PLANS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 7:

"PRIOR TO THE ISSUANCE OF THE 30th building permit(Phase II Development) within Planning Area 7 (PA7) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 20 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 37

SP - PA20 P.P. CONSTRUCTION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 7:

"The Park within Planning Area 20 shall be completed and operational prior to the issuance of the 60th residential building permit within Planning Area 7.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - PA20 P.P. CONSTRUCTION (cont.) RECOMMND

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 38 SP - PA21 POCKET PARK PLANS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 9:

"PRIOR TO THE ISSUANCE OF THE 40th building permit(Phase II Development) within Planning Area 9 (PA9) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 21 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 9."

30.PLANNING. 39 SP - PA21 P.P. CONSTRUCTION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 9:

"The Park within Planning Area 21 shall be completed and operational prior to the issuance of the 80th residential building permit within Planning Area 9.

This condition shall only apply to development in Planning Area 9."

30.PLANNING. 40 SP - PA22 POCKET PARK PLANS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 10:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40

SP - PA22 POCKET PARK PLANS (cont.)

RECOMMND

"PRIOR TO THE ISSUANCE OF THE 35th building permit (Phase II Development) within Planning Area 10 (PA10) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 10 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 10."

30.PLANNING. 41

SP - PA22 P.P. CONSTRUCTION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 10:

"The Park within Planning Area 22 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 10.

This condition shall only apply to development in Planning Area 10."

*30.PLANNING. 42

SP - PA23 POCKET PARK PLANS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 14:

"PRIOR TO THE ISSUANCE OF THE 35th building permit (Phase III Development) within Planning Area 14 (PA14) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 23 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 23, and the Riverside County Guide to California Friendly Landscaping. The park plans need not

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - PA23 POCKET PARK PLANS (cont.) RECOMMND

be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 43 SP - P.P. CONSTRUCTION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 14:

"The Park within Planning Area 23 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 14.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL (cont.)

RECOMMND

clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 45 SP - ARCHAEO AVOIDANCE #1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Site(s) CA-RIV-1089, shall be avoided and preserved by Project design. . Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

30.PLANNING. 46 SP - CONST. CULT. TRAINING

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47

SP - CURATION OF COLLECTIONS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid".

30.PLANNING. 48

SP - PHASE IV REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition".

30.PLANNING. 49

SP - PRESERVATION PLAN

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49

SP - PRESERVATION PLAN (cont.)

RECOMMND

grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-1089). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval".

TRANS DEPARTMENT

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special

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30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2

SP - LC LNDSCP CMN AREA MNTNNC

RECOMMND

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

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

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

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - LC LNDSCP CMN AREA MNTNNC (cont.)

RECOMMND

maintenance organization as implementing development
is approved or any subdivision as recorded.

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

d. Covenants, Conditions, and Restrictions for the
SPECIFIC PLAN shall prohibit the use of
water-intensive landscaping and require the use of low
water use landscaping pursuant to the provisions of
Ordinance No. 859 (as adopted and any amendments
thereto).

Covenants, Conditions, and Restrictions for the
SPECIFIC PLAN shall incorporate provisions concerning
landscape irrigation system management and maintenance
for the purpose of facilitating the water-efficient
landscaping requirements of Ordinance No. 859 (as
adopted and any amendments thereto). The common areas
to be maintained by the master maintenance
organization shall include, but not be limited to, the
following: ALL Planning Areas.

30.TRANS. 3

SP - SP327A1/TS INSTALLATION

RECOMMND

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

- Temescal Canyon Road/Temescal Hills Drive
- Temescal Canyon Road/Toscana Drive
- Temescal Canyon Road/Glen Ivy Road

with no fee credit given for Traffic Signal Mitigation
Fees;

- I-15 NB Ramps/Indian Truck Trail
- Temescal Canyon Road/Indian Truck Trail

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30.TRANS. 3 SP - SP327A1/TS INSTALLATION (cont.)

RECOMMND

- I-15 SB Ramps/Indian Truck Trail
- Temescal Canyon Road/Horsethief Canyon Road
- Temescal Canyon Road/Campbell Ranch Road
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility if constructed in the ultimate location.

30.TRANS. 4 SP - SP327A1/TCR BYPASS

RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.

30.TRANS. 5 SP - SP327A1/TRAFFIC STUDY REQ

RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 6 SP - SP327A1/TS GEOMETRICS

RECOMMND

Prior to Occupancy of 1st Dwelling Unit

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometries:

- Northbound: two through lanes
 - Southbound: one left-turn lane, two through lanes
 - Eastbound: N/A
 - Westbound: one left-turn lane, one right-turn lane
- NOTE: The project may elect to improve the northbound

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP327A1/TS GEOMETRICS (cont.)

RECOMMND

approach with one through lane and one right-turn lane as an interim improvement until such time the Temescal Canyon Road bypass is constructed. At that time, two northbound lanes will be needed, eliminating the right-turn lane.

The intersection of Temescal Canyon Road (NS) and Toscana Drive (EW) shall be improved to provide the following geometries:

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

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

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

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

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

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

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

30.TRANS. 7

SP - SP327A1/INT SPACING

RECOMMND

Temescal Canyon Road is designated as an Arterial Highway with a minimum intersection spacing of 1320' as stated in

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - SP327A1/INT SPACING (cont.)

RECOMMND

the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 8

SP - PA15 REC CENTER CONSTRUCT

RECOMMND

Construction of PA 15(Phase II Development) shall be completed prior to issuance of the 650th residential building permit within the SP.

100.PLANNING. 9

SP - PA15 REC CENTER PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit(Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 15, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 10

SP - PA16 N.P. PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 650th building permit(Phase II Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 16. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 16 and with the requirements of Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PA16 N.P. PLANS (cont.)

RECOMMND

of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - PA16 N.P. CONSTRUCTION

RECOMMND

Park construction (Phase II Development) shall be completed prior to the issuance of the 1,122nd residential building permit within the SPECIFIC PLAN.

100.PLANNING. 13 SP - PA17 P.P. CONSTRUCTION

RECOMMND

Construction of the Park in Planning Area 17 shall commence prior to the issuance of the 1st residential building permit within the SPECIFIC PLAN. The park shall be completed within 12 months. The applicant shall provide a bond or cash deposit to the County (or as deemed appropriate by the County Fee Administrator) in an amount sufficient to cover the total construction cost of the park should the applicant or successor in interest not complete the park within the 12 month period or if construction activity ceases for a period of more than one month. The applicant or successor in interest is responsible for demonstrating that the amount of the deposit is adequate for construction of the park, to the satisfaction of the County Fee Administrator.

100.PLANNING. 14 SP - PA18 N.P. PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit (Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 18 and with the requirements of the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 14 SP - PA18 N.P. PLANS (cont.)

RECOMMND

permanent maintenance mechanism for the park and its
facilities.

100.PLANNING. 15 SP - PA18 N.P. CONSTRUCTION

RECOMMND

Park construction (Phase I Development) shall be completed
prior to the issuance of the 601st residential building
permit within the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36643 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36643, Amended No. 1, dated February 2014.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 20 MAP - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 21 MAP - SPECIAL INSPECTIONS RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide [periodic / continuous] inspections for the following types of construction: cribwall.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 LLWD WATER AND SEWER SERVICE

RECOMMND

Tract Map 36643 is proposing to receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 IND HYGIENE-NO NOISE REPORTS

RECOMMND

Based upon the information provided, a noise study is not required for Tract Map 36643. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36643 is a proposal to subdivide an approximately 330-acres site into multiple parcels (both numbered and lettered) for various uses including residential housing, open space, roads, parks, and basins (both detention and water quality). The site is located in the Temescal Canyon area east of Interstate 15, on the east side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. The area to be developed is Phase 1 of Specific Plan 327 (Toscana Specific Plan), Amendment No. 1. Tract 36593, which is primarily a residential development proposal within Tract 36643, is being processed concurrently with this proposal. The District's understanding is Tract 36643 will construct a majority of the infrastructure (roads, storm drains, sewer, water, etc.) plus some of the development's amenities and provide large mass graded residential lots for development under Tract 36593. Unless otherwise approved by the District, the final approval of any development within Tract 36593 will require completion of the drainage improvements of Tract 36643.

Temescal Wash, a FEMA mapped flood plain, flows northwesterly along the westerly portion of the property adjacent to Temescal Canyon Road. Two arched culvert bridges at Temescal Hills Drive and Toscana Drive will cross this flood plain to provide access to the site from Temescal Canyon Road. In addition, there are grade stabilizers, embankment protection, drop structures and rip rap where erosive velocities are anticipated. A CLOMR/LOMR for this flood plain is being processed. Grading and building permits can be issued while the CLOMR and LOMR are being processed but occupancy will not be permitted until the LOMR is approved. All improvements constructed within the flood plain must be maintained by a public agency. The District will not maintain any improvements associated with the Temescal Wash flood plain. The Temescal Wash flood plain shall be delineated on an Environmental Constraint Sheet (ECS).

Another significant watercourse enters along the easterly boundary of the site and flows southwesterly within Lot G (Planning Area 26C of the Specific Plan). These flows will be conveyed under Toscana Drive in a large arch pipe culvert. These flows will continue southwesterly and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

discharge into Temescal Wash. It is proposed that the culvert under Toscana Drive will be large enough to convey not only storm runoff but also accommodate hiking trail access and a corridor for wildlife. A flood plain study for this watercourse shall be provided from the property boundary to the Temescal Wash flood plain. This flood plain shall also be delineated on an ECS. Slope protection around the upstream/downstream ends of this culvert may be necessary if it is found that flows are erosive. Maintenance of the arch pipe culvert and any slope protection will be the responsibility of the HOA.

The two bridges that cross Temescal Wash are within public right of way and the Transportation Department will be responsible for the operation and maintenance of these portions of roadway. The Toscana development is a gated community and the Home Owners Association (HOA) will be responsible for maintenance of the streets within the development. Inside the gated community, if access within the development is provided to the District, the District will operate and maintain the larger (greater than 36-inches) storm drains within the development. The HOA shall have the maintenance responsibility of storm drain inlets, catch basin, connector pipes and smaller storm drains (36-inches or less) within the development.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. As stated in the Specific Plan 327, Amended No. 1 document, the post-developed discharge flow rates tributary to the Spanish Hills community will be reduced by no more than 50% of the pre-developed peak flow rates for the governing 100-year storm event in order to reduce the flood risk. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible and do not pose a public danger to other improvements.

Water quality mitigation is provided at several locations within the development. Lot 10 (Planning Area 17 of the Specific Plan) at the southwest corner of the site serves

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

as the primary BMP feature for the development. This lot will also be used as an open space/recreational lot. Lot I (Planning Area 25 of the Specific Plan) is a water quality basin for the easterly portion of the development. All water quality mitigation will comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide the required mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As future developments (Tract 36593 and future phases of SP 327A1) are submitted and processed, if it is determined that the ultimate capacity of the BMP's are reached, then additional mitigation will be required.

10.FLOOD RI. 2 MAP PUB MAINT OF TEMESCAL WASH RECOMMND

In accordance with FEMA regulations, all improvements associated with this project which 'channelize' the Temescal Wash flood plain must be maintained by a public entity. The District will not maintain any improvements within the limits of the Temescal Wash flood plain.

10.FLOOD RI. 3 MAP COLLECTOR CHANNEL/BASIN RECOMMND

The storm drain inlet located in the collector channel/basin in the vicinity of Lot 7 shall be designed to accept 150% of the tributary 100-year flow rate to account for potential debris. The collector channel/basin area should capture and convey storm runoff with a minimal attenuation of flows. The District will maintain this inlet and the downstream storm drain if vehicular access to the inlet is provided. The maintenance of the collector channel/basin area will be the responsibility of the applicant, the Home Owners Association or another maintenance entity. The collector channel/basin area shall be located within a dedicated easement until such time as the upstream development requires extending the storm drain and the inlet and the collector channel/basin can be removed.

10.FLOOD RI. 4 MAP SPANISH HILLS MITIGATION RECOMMND

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills"

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

MAP SPANISH HILLS MITIGATION (cont.)

RECOMMND

community to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to Spanish Hills area will be reduced to no more than 50% of the pre-developed flow rates in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Select materials located at the outfall of storm drains which discharge flows toward Spanish Hills area shall be placed when possible and feasible.

10.FLOOD RI. 5

MAP GRNDWATER RECHRG (PHASE 1)

RECOMMND

The potential flood damage to the Spanish Hills community is a major concern but recharging the groundwater table is also important and necessary for these residents to maintain the use of their wells. The storm drain which conveys runoff captured in the collector channel/basin eventually discharges these flows on the north side of Temescal Hills Drive near Planning Area 16 of the Specific Plan. In order to promote recharging the groundwater table for the wells of the residents of the Spanish Hills community, the outlet for this storm drain (typically constructed with rock rip rap) will be placed on a minimum 4-foot thick bed of sand/small rock. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to infiltrate into the ground. No water quality mitigation is associated with this outlet. Should the applicant's geologist determine that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, an alternative method of groundwater recharge acceptable to the District and the County Geologist shall be submitted to the District.

The District recognizes that both the collector channel/basin and the storm drain outlet structure are 'temporary' improvements and will be removed during construction of Phase 2 of the specific plan. When Phase 2

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP GRNDWATER RECHARGE(PHASE 1) (cont.) RECOMMND

application proposals are submitted, a proposal for recharging the groundwater table will also be necessary prior to issuance of conditions of approval.

10.FLOOD RI. 8 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 9 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 12 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 14 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 21 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 23 MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10. GENERAL CONDITIONS

10.FLOOD RI. 24

MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

10.FLOOD RI. 26

MAP WATERS OF THE US (FEMA)

RECOMMND

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval

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10.FLOOD RI. 26

MAP WATERS OF THE US (FEMA) (cont.)

RECOMMND

is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Wildlife 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits.

PARKS DEPARTMENT

10.PARKS. 1

MAP - TRAIL GRADING

RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

b) At the meeting, the significance of the discoveries shall

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10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8 MAP - GEO02349 RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices". This document is herein incorporated as a part of GEO02349.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.

2. The potential for surface rupture is low.

3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.

4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.

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

6. Some boulders may be dislodged on natural slopes during ground shaking events.

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10.PLANNING. 8

MAP - GEO02349 (cont.)

RECOMMND

7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.

8. The potential for seiche impacting the property is considered to be non-existent.

9. Blasting will have little to no impact on domestic or wild animals near the site or on neighboring properties.

10. Rock blasting can be done without damaging offsite structures.

11. It is extremely unlikely that blast-induced motion would have any impact whatsoever on well casings, pumps, water supply pipes or any other buried utilities.

12. It is extremely unlikely that blasting will have any impact on the stability of the proposed slopes built in hard rock formations.

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.

2. Removal and/or catchment devices may be required in areas where boulders may be dislodged on natural slopes during ground shaking events.

3. Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

4. Specific blasting controls to protect existing and future structures and utilities, and minimize annoyance, from blasting operations pursuant to the November 12, 2013 Revey Associates, Inc. report referenced above.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby

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10.PLANNING. 8 MAP - GEO02349 (cont.) (cont.) RECOMMND

accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 10 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 11 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10.PLANNING. 18 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 22 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall prevent all off-highway vehicles from using the property.

10.PLANNING. 23 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 25 MAP - PDA04862

RECOMMND

County Archaeological Report (PDA) No 4862, submitted for this project (TR36643) was prepared by Brian F. Smith and

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10.PLANNING. 25

MAP - PDA04862 (cont.)

RECOMMND

Associates, Inc. and is entitled: "Historic Structure Assessment 11950 Hermano Road, Riverside County, California," dated June 19, 2014.

(PDA) No 4862 concluded that the removal of the structure will not pose a negative impact on the history, or the overall character, of the Temescal Valley region. The structure located at 11950 El Hermano Road is not historically significant, as defined by CEQA significance criteria.

(PDA) No 4862 recommends no further historical resources consideration is necessary for this resource. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 26

MAP - LOW PALEO

RECOMMND

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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10.PLANNING. 26

MAP - LOW PALEO (cont.)

RECOMMND

dropped below an acceptable level.

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

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

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

10.PLANNING. 27

MAP - PDP01460

RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:
"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

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10.PLANNING. 27

MAP - PDP01460 (cont.)

RECOMMND

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

10.PLANNING. 28

MAP - GEO02349 UPDATE

RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit

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10.PLANNING. 28 MAP - GEO02349 UPDATE (cont.)

RECOMMND

adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 29 MAP - PDA04837, 4863, 4864

RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.

Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates (PDA) No. 4864, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and (PDA) No. 4863, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

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10. GENERAL CONDITIONS

10.PLANNING. 30

MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 31

MAP - NO RESIDENTIAL GRADING

RECOMMND

This Tentative Tract Map is intended for financial purposes only. Streets and other utilities (including grading for these improvements) may be permitted with this map; however, no residential lots or grading for single family residential lots (not including mass grading) shall be permitted with this map.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

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

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

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10.TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6 MAP- TUMF CREDIT AGREEMENT

RECOMMND

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

10.TRANS. 7 MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

10.TRANS. 8 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections

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10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:

Dos Lagos Drive (EW)

Temescal Canyon Road (north) (EW) - future intersection

Temescal Canyon Road (south) (EW) - future intersection

Lawson Road (EW)

Trilogy Parkway (EW)

Glen Ivy Road (EW)

Temescal Hills Drive (EW) - future intersection

Toscana Drive (EW) - future intersection

Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:

Temescal Canyon Road (EW)

Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:

Temescal Canyon Road (EW)

Indian Truck Trail (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

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20. PRIOR TO A CERTAIN DATE

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

originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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

Within 30 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 30 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall incorporate the following changes:

- Lot T and Lot N shall be removed from the map, thus reducing the map boundary.

-The improvements previously shown on Lot T and N shall be shown on the final map as easements.

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".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4

MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5

MAP WRITTEN PERM FOR GRADING

RECOMMND

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

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be

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50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

50.FLOOD RI. 11 MAP SHOW FLOODPLAIN ECS RECOMMND

he 100-year floodplain limits of the Temescal Wash and the unnamed watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions".

50.FLOOD RI. 13 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

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50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 3 MAP - TRAIL MAINTENANCE LOCAL RECOMMND

The applicant, or successors-in-interest or assignees (HOA) shall be responsible for the maintenance of all local trail(s) and easement areas identified in the Toscana Specific Plan until such time as the maintenance is taken over by the appropriate maintenance District or entity. If the maintenance is taken over, the applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all trail(s) identified in the Toscana Specific Plan. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

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50. PRIOR TO MAP RECORDATION

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:

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

This map is intended for financing purposes only.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Specific Plan No. 327A1 has been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

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.

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

50.PLANNING. 21 MAP - ECS NOTE SURFACE MINING

RECOMMND

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

"Lots on this map are located partly or wholly within 600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lot may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 600 feet of a surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457

RECOMMND

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

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS SHEET RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-1089.

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

Residential lot access shall be restricted on Temescal Canyon 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 - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated Temescal Valley Design Guidelines.

50.TRANS. 5 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. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

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