

TRACT MAP Tract #: TR36593

Parcel: 290-080-037

30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

"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                    MET

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

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30.PLANNING. 41            SP - PA22 P.P. CONSTRUCTION (cont.)            MET

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

30.PLANNING. 42            SP - PA23 POCKET PARK PLANS            MET

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

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

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

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30.PLANNING. 44

SP - CULTURAL PROFESSIONAL (cont.)

MET

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 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

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 47                    SP - CURATION OF COLLECTIONS                    MET

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

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

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30.PLANNING. 48                    SP - PHASE IV REPORT (cont.)                    MET

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                    MET

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1                      SP - LC LANDSCAPE CONCEPT PLAN (cont.)                      MET

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 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 LNDS CP CMN AREA MNTNNC                      MET

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

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30.TRANS. 2

SP - LC LNDSCP CMN AREA MNTNNC (cont.)

MET

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

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC 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.

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30.TRANS. 3

SP - SP327A1/TS INSTALLATION

MET

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
- 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

MET

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

MET

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



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30.TRANS. 5                    SP - SP327A1/TRAFFIC STUDY REQ (cont.)                    MET  
prior to each development phase.

30.TRANS. 6                    SP - SP327A1/TS GEOMETRICS                    MET  
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 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

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30.TRANS. 6                      SP - SP327A1/TS GEOMETRICS (cont.)                      MET

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                      MET

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#7-ECS-HAZ FIRE AREA                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2                      MAP-#43-ECS-ROOFING MATERIAL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

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50.FIRE. 3                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 4                      MAP-#46-WATER PLANS                      RECOMMND

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

50.FIRE. 5                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

50.FIRE. 6                      MAP-#67-ECS-GATE ENTRANCES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6                      MAP-#67-ECS-GATE ENTRANCES (cont.)                      RECOMMND

driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 7                      MAP-#88-ECS-AUTOMATIC GATES                      RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP NEED TR36643 DRAINAGE SYS                      RECOMMND

No lots within Tract 36593 shall record until the drainage infrastructure constructed by Tract 36643 is deemed substantially complete. (modified from original 02/10/15)

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 NOTE 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. 6                      MAP ENCROACHMENT PERMIT REQ                      RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

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

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 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 separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

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.

PARKS DEPARTMENT

50.PARKS. 1                      MAP - TRAIL PLAN                      RECOMMND

Prior to map recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part

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50.PARKS. 1                      MAP - TRAIL PLAN (cont.)                      RECOMMND

of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

50.PARKS. 2                      MAP - OFFER OF DEDICATION                      RECOMMND

Prior to, or in conjunction with the recordation of the project map, 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. 3                      MAP - TRAIL MAINTENANCE COMMUN                      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.

50.PARKS. 4                      MAP - BUTTERFIELD OVERLAND MAI                      RECOMMND

The applicant shall provide a marker for the historical trial Butterfield Overland Mail Route which runs in front of the property. The detail is referenced in the Temescal Valley Design Guidelines Exhibit 29. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

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PLANNING DEPARTMENT

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

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

50.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

50.PLANNING. 3                   MAP- SURVEYOR CHECK LIST                   RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,600 square feet net for Planning Area 1; 4,500 square feet net for Planning Area 4; 5,000 square feet net for Planning Area 5; and 5,400 square feet net for Planning Area 2 and 3.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4                   MAP - PARK AGENCY REQUIRED                   RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within 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.

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

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 134.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 134 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 26

MAP - PA PROCEDURES

RECOMMND

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 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.

50.PLANNING. 28

MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 31

MAP- CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 land divider shall (a) notify the Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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

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

4. A deposit equaling three (3) hours of the 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 to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property 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

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50. PRIOR TO MAP RECORDATION

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

shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's 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 'A', attached hereto. 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' 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 the Declaration.

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning

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50. PRIOR TO MAP RECORDATION

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

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

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

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

and approval.

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 33                    SP COMMON AREA MAINTENANCE                    INEFFECT

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 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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1                      MAP - EASEMENT/SUR                      RECOMMND

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

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

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

50.TRANS. 3                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

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

50.TRANS. 4                      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. 5                      MAP - CORNER CUT-BACK I/SUR                      RECOMMND

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

50.TRANS. 6                      MAP - LIGHTING PLAN                      RECOMMND

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

50.TRANS. 7                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District



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50. PRIOR TO MAP RECORDATION

50.TRANS. 7

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

RECOMMND

No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Bridge lights.
- (5) Traffic signals located on Temescal Canyon Road at intersection of Toscana Drive.
- (6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.
- (7) Street sweeping.

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

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

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

50.TRANS. 8

MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8                      MAP - UTILITY PLAN (cont.)                      RECOMMND

the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 9                      MAP - LANDSCAPING/TRAILS                      RECOMMND

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

Landscaping shall be improved within Temescal Canyon Road and trails shall be improved along Temescal Canyon Road.

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

50.TRANS. 10                      USE - TUMF CREDIT AGREEMENT                      RECOMMND

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

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50.TRANS. 11                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 12                      MAP - IMP PLANS                      RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 13                      MAP - CONSTRUCT RAMP                      RECOMMND

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

50.TRANS. 14                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

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

or as approved by the Director of Transportation.

50.TRANS. 15                      MAP - DEDICATIONS                      RECOMMND

Temescal Hills Drive and Toscana Drive (from Temescal Canyon Road to gated entry excluding bridge, public road) along project boundary is designated ENTRY and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - DEDICATIONS (cont.)

RECOMMND

(Modified for no sidewalk and the construction of an 8' decomposed granite paseos.)

NOTE: 1. An 8' decomposed granite paseo shall be constructed within the 16' parkway on one side.

Temescal Hills Drive and Toscana Drive (along bridge, public road) shall be improved with 44' full-width improvement as determined by the Director of Transportation within the 66'-75' full-width dedicated right-of-way in accordance with County Standard No. 115, Ordinance 461 and/or with Caltrans bridge standard. (Modified for reduced right-of-way from 74' to 66' - 75'.)

NOTE: 1. Sidewalk or 8' paseo shall be constructed within a 13' (minimum) parkway on one side as approved by the Director of Transportation.

2. Bridge type to be approved by the Director of Transportation.

Temescal Hills Drive (from proposed gated entry to PA 4 entrance private street) and Toscana Drive (from proposed gated entry to PA 1 and 5 entrance, private street) along project boundary is designated COLLECTOR and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (44'/66') (Modified for no sidewalk and the construction of an 8' decomposed granite paseo.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTE: 1. An 8' decomposed granite paseo shall be constructed within the 16' parkway, on one side.

2. Toscana Drive may be allowed to have rolled curbs.

Temescal Hills Drive (from PA 4 entrance to PA 11 entrance), street "A", and Toscana Drive (from PA 1 and 5 to Temescal Hills Drive, all private streets) along project boundary is designated COLLECTOR and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo and 5' sidewalk, within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/76') (Modified

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - DEDICATIONS (cont.) (cont.)                      RECOMMND

for sidewalk (on one side) and the construction of an 8' decomposed granite paseo on the other side.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

- NOTE:
1. An 8' decomposed granite paseo (on one side) shall be constructed within the 16' parkway.
  2. A 5' meandering concrete sidewalk on the other side of paseo shall be constructed within the 16' parkway.
  3. Toscana Drive may be allowed to have rolled curbs.

50.TRANS. 16                      MAP - PART-WIDTH                      RECOMMND

Temescal Canyon Road along project boundary is designated ARTERIAL HIGHWAY and shall be improved with 64' part-width AC pavement, (43' pavement on the project side and 21' AC pavement on the other side of the centerline), 8" concrete curb and gutter, and 10' multi-purpose trail (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 64' (from the new centerline on the project side) and within the existing right-of-way on the other side of the new centerline, part-width dedicated right-of-way in accordance with Temescal Valley Design Guideline.

- NOTE:
1. A 10' multi-purpose trail (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation. The trail will cross to the opposite side of Temescal Canyon Road at Toscana Drive.
  2. An 18' raised curb full-width landscaping median shall be constructed at the centerline per County Standard No. 92 and 113, Ordinance 461. The full-width raised median shall be constructed with concrete curb and gutter from Temescal Hills Drive to Indian Truck Trail. The limits of the landscaping shall be from Temescal Hills Drive to 1421' south of Toscana Drive.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                      MAP - PART-WIDTH (cont.)                      RECOMMND

3. The project proponent shall dedicate, design, and improve Temescal Canyon Road along the project boundary with the approved road alignment study as directed by the Director of Transportation.
4. Additionally, along the project frontage, Temescal Canyon Road shall also be consistent with the dedication, alignment, and improvements shown on PM32885. The project proponent shall pay cash in lieu of constructing the improvements.

50.TRANS. 17                      MAP - TS/DESIGN                      RECOMMND

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

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 18                      MAP - TS/GEOMETRICS                      RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18

MAP - TS/GEOMETRICS (cont.)

RECOMMND

geometries:

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

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 19

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

Project is a candidate for a County CFD administered by the Transportation Department. Request a meeting with Transportation Department's LMD/Landscape Staff to discuss options further. WQMP BMPs (basins, etc) shall be CFD maintained or other Transportation Department approved maintenance entity.

a. Use 24"x 36" title block and cover sheet on all landscape plans.

b. Use County standard details for all landscape Plot Plans.

c. Contact the TLMA-Transportation Department regarding electronic plan checking.

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - LC LNDSCP COMMON AREA MA (cont.)                      RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

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

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

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

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

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

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

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

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

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60.BS GRADE. 5                    MAP - SLOPE STABIL'TY ANLY                    RECOMMND

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

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

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

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

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

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

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

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

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

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

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

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60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG (cont.)                    RECOMMND

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

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

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

60.BS GRADE. 15                    MAP - SWPPP REVIEW                    RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1                    MAP- ABANDON OWTS AND WELLS                    RECOMMND

All existing Onsite Wastewater Treatment Systems (OWTS) and Onsite Water Wells shall be properly removed/abandoned under permit with the Department of Environmental Health (DEH). Please contact DEH at (951) 955-8980 for specific requirements. Applicable fees shall apply.

EPD DEPARTMENT

60.EPD. 2                    EPD - 30 DAY BURROWING OWL SUR                    RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be

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60.EPD. 2                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

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.

60.EPD. 3                      EPD- PHASE DEDICATION                      RECOMMND

Prior to the issuance of a grading permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit.

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

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60.EPD. 3

EPD- PHASE DEDICATION (cont.)

RECOMMND

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 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

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60.EPD. 3 EPD- PHASE DEDICATION (cont.) (cont.) RECOMMND

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.

60.EPD. 4 EPD-GENERAL LANDSCAPING RECOMMND

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

60.EPD. 6 EPD-NESTING BIRDS RECOMMND

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 Riverside County Environmental Programs Division 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

EPD-CONSTRUCTION MONITORING

RECOMMND

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.

60.EPD. 8

EPD-RIP/RIV PLAN

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8

EPD-RIP/RIV PLAN (cont.)

RECOMMND

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:

- oUse 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, 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.



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FLOOD RI DEPARTMENT

60.FLOOD RI. 1                    MAP NEED TR36643 DRAINAGE SYS                    RECOMMND

Grading for lots within Tract 36593 can be permitted while the drainage infrastructure required by Tract 36643 is under construction. (modified from original 02/10/15)

60.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

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

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

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

60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

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

60.FLOOD RI. 5                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

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

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60.FLOOD RI. 6                      MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. The necessary water quality mitigation for each phase shall be required.

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP

INEFFECT

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

PARKS DEPARTMENT

60.PARKS. 1                      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.

60.PARKS. 2                      MAP - TRAIL PLAN APPROVED REGIO

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60.PARKS. 3                      MAP - TRAIL PLAN APPROVED COMM                      RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - CULTURAL PROFESSIONAL                      RECOMMND

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 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.

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60.PLANNING. 4

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 7

MAP - HILLSIDE DEV. STANDARDS

RECOMMND

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

60.PLANNING. 8

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

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

2. Angular forms shall be discouraged. The graded

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60.PLANNING. 8                    MAP - SLOPE GRADING TECHNIQUES (cont.)                    RECOMMND

form shall reflect the natural rounded terrain.

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

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

60.PLANNING. 8                    MAP - GENERIC M/M PROGRAM                    RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Areas 1, 2, 3, 4, and 5 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.

60.PLANNING. 13                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

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

60.PLANNING. 14                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions.

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60.PLANNING. 14                    MAP - SECTION 404 PERMIT (cont.)                    RECOMMND

Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16                    MAP- SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 201.94 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 18                    MAP - GRADING PLAN REVIEW                    RECOMMND

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

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60.PLANNING. 20                   MAP - SLOPE STBILTY RPRT                   RECOMMND

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

60.PLANNING. 22                   MAP - PLANNING DEPT REVIEW                   RECOMMND

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

60.PLANNING. 23                   MAP - ARCHAEO M/M PROGRAM                   RECOMMND

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.

60.PLANNING. 24                   MAP- F&G CLEARANCE                   RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - ACOE CLEARANCE

RECOMMND

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 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.

60.PLANNING. 26

MAP - CONST. CULT. TRAINING

RECOMMND

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.

60.PLANNING. 27

MAP - PRESERVATION PLAN

RECOMMND

Prior to the issuance of 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 1                      MAP - TRAIL GRADE (cont.)                      RECOMMND

of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2                      MAP - TRAIL GRADE INSPECTION                      RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1                      MAP - PHASE IV REPORT                      RECOMMND

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.

70.PLANNING. 2                      MAP - CURATION OF COLLECTIONS                      RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2                    MAP - CURATION OF COLLECTIONS (cont.)                    RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

Prior to release for building permit, the applicant shall

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80. PRIOR TO BLDG PRMT ISSUANCE

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

have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1                    USE -WASTE MNGMNT PLAN                    RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):  
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:  
1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.  
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).  
3. Identify diversion facilities where the construction and waste material will be taken.  
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.  
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.  
For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

EPD DEPARTMENT

80.EPD. 1                    MAP - RIP/RIV REPORT                    RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2                                  MAP - MITIGATION FEE                                  RECOMMND

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".

FIRE DEPARTMENT

80.FIRE. 1                                  MAP - SPECIAL CONSTRUCTION                                  RECOMMND

ALL HOMES SHALL COMPLY WITH THE SPECIAL CONSTRUCTION MEASURES IN THE FUEL MODIFICATION REPORT PREPARED BY FIREWISE 2000, INC. AND APPROVED BY THE FIRE DEPT ON 11/19/14 SEE PAGES 17,20 THRU 23.

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

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

80.FIRE. 4                                  MAP -FIRE SPRINKLER SYSTEMS                                  RECOMMND

FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                                  MAP NEED TR36643 DRAINAGE SYS                                  RECOMMND

Unless otherwise approved by the District, no building permits shall be issued until the drainage infrastructure constructed by Tract 36643 is deemed substantially complete. (modified from original 02/10/15)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

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

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    RECOMMND

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

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

80.PLANNING. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 9                    MAP - ACOUSTICAL STUDY                    RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 11                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Corona/Norco School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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

80.PLANNING. 14                    MAP - ENTRY MONUMENT PLOT PLAN                    RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is

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

planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15            MAP - MODEL HOME COMPLEX            RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.



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

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

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

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

80.PLANNING. 16                    MAP - BUILDING SEPARATION 2                    RECOMMND

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

80.PLANNING. 17                    MAP - FINAL SITE PLAN                    RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to Specific Plan 00327A1 and Temescal Canyon Design Guidelines.

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

The plot plan shall contain the following elements:

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

2. Each model floor plan and elevations (all sides).

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

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

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

80.PLANNING. 18

MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for

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

review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section S8.12, the Specific Plan Design Guidelines and the TENTATIVE MAP conditions of approval.

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

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

80.PLANNING. 21                    MAP - POST GRADING REPORT                    RECOMMND

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

80.PLANNING. 23                    MAP - PA20 POCKET PARK PLANS                    RECOMMND

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24                   MAP - PA20 P.P. CONSTRUCTION                   RECOMMND

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.

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

80.PLANNING. 25                   MAP - PA21 POCKET PARK PLANS                   RECOMMND

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.

80.PLANNING. 26                   MAP - PA21 P.P. CONSTRUCTION                   RECOMMND

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.

80.PLANNING. 27                   MAP - PA22 POCKET PARK PLANS                   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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27                    MAP - PA22 POCKET PARK PLANS (cont.)                    RECOMMND

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

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

80.PLANNING. 28                    MAP - PA22 P.P. CONSTRUCTION                    RECOMMND

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.

80.PLANNING. 29                    MAP - PA23 POCKET PARK PLANS                    RECOMMND

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 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.

80.PLANNING. 30                    MAP - P.P. CONSTRUCTION                    RECOMMND

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.

80.PLANNING. 31                    MAP - PRESERVATION PLAN                    RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a

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80.PLANNING. 31            MAP - PRESERVATION PLAN (cont.)            RECOMMND

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.

80.PLANNING. 32            MAP - NOISE MM 1            RECOMMND

Prior to issuance of any building permits for Lots 2-27 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing I-15. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

80.PLANNING. 33            MAP - NOISE MM 2            RECOMMND

N-2 Prior to issuance of any building permits for Lots 8-16, 31-32 in Planning Area 2, Lots 49-62 in Planning Area 3, and Lots 23-31 in Planning Area 4, a six-foot tall noise barrier shall be constructed along the lot boundary facing Temescal Hills Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

80.PLANNING. 34            MAP - NOISE MM 3            RECOMMND

N-3 Prior to issuance of building permits for Lots 1-16 in Planning Area 1, Lots 103-106 in Planning Area 3, and Lot 80 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing Toscana Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or

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80.PLANNING. 34                    MAP - NOISE MM 3 (cont.)                    RECOMMND

lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

80.PLANNING. 35                    MAP - NOISE MM 4                    RECOMMND

N-4 Prior to final building permit final inspection, for Lots 1-16, 95, 163-169 in Planning Area 1, Lots 1-16, 31-32 in Planning Area 2, Lots 49-64, 94-102 in Planning Area 3, Lots 1, 20-57 in Planning Area 4, and Lots 2-27, 80-83 in Planning Area 5 shall incorporate building materials that will achieve interior noise levels less than 45 dBA CNEL. Building materials that would facilitate compliance with the 45 dBA CNEL interior noise standard, include, but are not limited to, dual glazed windows and a means of "windows closed" mechanical ventilation (e.g., air conditioning).

80.PLANNING. 36                    MAP - NOISE MM 5                    RECOMMND

N-5 Prior to any building permit final inspection, an interior noise analysis shall be completed to the satisfaction of the County of Riverside Department of Environmental Health, Industrial Hygiene Division demonstrating that proposed residential construction will achieve interior noise levels less than 45 dBA.

80.PLANNING. 37                    MAP - AIR QUALITY MM                    DRAFT

Prior to the issuance of building permits, the County of Riverside Building and Safety Department shall review construction drawings to ensure that residential development incorporates the following measures to reduce water consumption and the associated energy usage:

a. All residences shall be designed in conformance with Riverside County Ordinance No. 859.2 and shall achieve an outdoor water demand of no more than seventy percent (70%)

b. All residences shall be designed in conformance with Division 4.3 of the 2013 California  
b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures).

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Bridge lights.
- (5) Traffic signals located on Temescal Canyon Road at intersection of Toscana Drive.
- (6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.
- (7) Street sweeping.

80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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



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80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

80.TRANS. 3

MAP - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3                      MAP - LC LANDSCAPE SECURITY (cont.)                      RECOMMND

forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

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

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

a. Use 24"x 36" title block and cover sheet on all landscape plans.

b. Use County standard details for all landscape Plot Plans.

c. Contact the TLMA-Transportation Department regarding electronic plan checking.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

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

90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S                    RECOMMND

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

1.Precise grade inspection.

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

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

3.Completion of drainage swales, berms and required

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S (cont.)                    RECOMMND

drainage away from foundation.

a. Inspection of completed onsite drainage facilities

b. Inspection of the WQMP treatment control BMPs

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

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

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

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

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

FIRE DEPARTMENT

90.FIRE. 1                    MAP - FIRE SPRINKLER SYSTEM                    NOTAPPLY

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1                      MAP - FIRE SPRINKLER SYSTEM (cont.)                      NOTAPPLY

Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                      MAP BMP - EDUCATION                      RECOMMND

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

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

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

90.FLOOD RI. 3                      MAP IMPLEMENT WQMP                      RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                      MAP FACILITY COMPLETION                      RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance unless otherwise approved by the District.

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP- BLOCK WALL ANTIGRAFFITI                      RECOMMND

The land divider/permit holder shall construct a six (6) foot high theme decorative block wall or combination (tubular steel or glass) block wall. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Aid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 134 of the Temescal Valley Area Plan.

90.PLANNING. 4                      MAP - CONCRETE DRIVEWAYS                      RECOMMND

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

90.PLANNING. 6                      MAP - ROOF RUN-OFF DISCHARGE                      RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10                      MAP- SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the

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90. PRIOR TO BLDG FINAL INSPECTION

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

provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 201.94 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11                   MAP- MITIGATION MONITORING                   RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Addendum No. 2 for EIR No. 439.

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

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

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1                   MAP - WRCOG TUMF                   RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - STREETLIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3                      MAP - UTILITY INSTALL                      RECOMMND

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

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

90.TRANS. 4                      MAP - 80% COMPLETION                      RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Temescal Canyon Road.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - TS/INSTALLATION

RECOMMND

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

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 7 MAP - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Toscana Drive (EW) to the future signal at Temescal Canyon Road (NS) and Temescal Hills Drive (EW). The project proponent shall provide interconnect along the project frontage.

or as approved by the Transportation Department.

90.TRANS. 8 MAP - LC LNDSCP INSPECT DEPOSI

RECOMMND

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

90.TRANS. 9 MAP - LNDSCP INSPECTION RQMT

RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - LNDSCP INSPECTION RQMT (cont.)

RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

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

90.TRANS. 10

MAP - LC COMPLY W/LNDSCP/IRR

RECOMMND

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - TRAIL CONSTRUCTION                      RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall begin construction of the trail as shown on the exhibit/trail plan. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2                      MAP - TRAIL MAINTENANCE MECHAN                      RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

PLANNING DEPARTMENT

100.PLANNING. 8                      SP - PA15 REC CENTER CONSTRUCT                      NOTAPPLY

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                      INEFFECT

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                      INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit(Phase II Development) within the SPECIFIC PLAN, detailed park

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

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

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

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            INEFFECT

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            NOTAPPLY

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

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

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 permanent maintenance mechanism for the park and its facilities.

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

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

100.PLANNING. 16            MAP - ENTRY MONUMENT            RECOMMND

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.

100.PLANNING. 17            MAP - PA19 POCKET PARK PLAN            RECOMMND

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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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 18 MAP - PA19 P.P. CONSTRUCTION

RECOMMND

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.

100.PLANNING. 19 MAP - PA18 N.P. PLANS

RECOMMND

This condition shall supersede 100.Planning.1:  
PRIOR TO THE ISSUANCE OF THE 250th 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 permanent maintenance mechanism for the park and its facilities.

\*This was revised at PC March 18 2015

100.PLANNING. 20 MAP - PA18 N.P. CONSTRUCTION

RECOMMND

This condition shall supersede 100.Planning.15:

Park construction (Phase I Development) shall be completed prior to the issuance of the 350th residential building permit within the SPECIFIC PLAN.

\*COA added at PC March 18, 2015

100.PLANNING. 21 MAP - PA15 REC CENTER CONSTR

RECOMMND

This condition shall supersede 100.Planning.08:

Construction of PA 15 (Phase II Development) shall be completed prior to issuance of the 601th residential building permit within the SP.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 21

MAP - PA15 REC CENTER CONSTR (cont.)

RECOMMND

\* This COA was added by the PC March 18, 2015



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

DATE: October 31, 2013

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section

P.D. Archaeology Section  
Riv. County Surveyor  
Riv. Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
CSA – Bill Brown  
1st District Supervisor  
1st District Planning Commissioner  
City of Corona  
Corona-Norco Unified School Dist.

Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
CALTRANS Dist. #8  
Santa Ana RWQCB  
South Coast Air Quality Mgmt. Dist.  
CA Dept. of Fish & Game  
U.S. Fish & Wildlife Svc.  
Pechanga Band of Indians

**SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, TENTATIVE TRACT MAP NO. 36593** – EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. The **Change of Zone** proposes to do two tasks 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. **Tentative Tract Map No. 36643** 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. **Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 206.60 acres, into six hundred and one (601) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,800 square feet. APNs for the entire Specific Plan are: 283210002, 283240001, 283240002, 283240003, 283240004, 283240009, 283240010, 290070024, 290070026, 290070028, 290070029, 290070030, 290080037, 290080038, 290130020, 290130081, and 290130082

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 5, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

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

Public Hearing Path:    DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 11, 2014

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading

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

P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**TENTATIVE TRACT MAP NO. 36593 AMD No. 1– EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST: Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 201.94 acres, into six hundred and two (602) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 square feet.**

Please update your files accordingly with the attached Tentative Tract Map. Only minor revisions have been made to address comments submitted by Fire. There will be no formal LDC meeting but rather a LDC comment period.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 1221)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

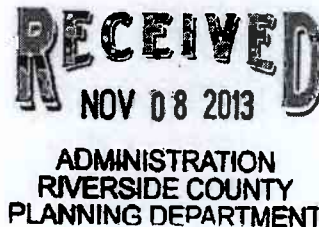
TTY (909) 383-6300

www.dot.ca.gov/dist8

*Flex your power!  
Be energy efficient!*

November 6, 2013

Matt Straite  
Project Planner  
Development Review Team  
County of Riverside  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



Specific Plan #327 Amendment #1, Tentative Tract Map #36593, 36643, Change of Zone #7807  
(Riv 15 PM 30.94)

Mr. Straite,

We have completed our review for the above mentioned proposal a Schedule A subdivision of 206,60 acres into six hundred and one (601) residential lots. SPA propose to maintain the maximum unit count of 1,443 as previous approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres. Project is located northerly of Temescal Canyon Road and Interstate-15, southerly of Skyline Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

*"Caltrans improves mobility across California"*

- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
  - It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
  - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

Mr. Straite  
November 6, 2013  
Page 3

- **Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.**

Encroachment Permit Requirements

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within State R/W. In addition, all work undertaken within SR 18 R/W shall be in compliance to all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:

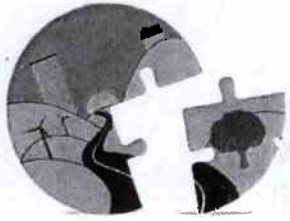
Office of Encroachment Permits  
California Department of Transportation  
464 West Fourth Street, 6th Floor, MS 619  
San Bernardino, CA 92401-1400  
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community and Regional Planning



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP 36593
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: TR 36593, EA 42624, CFG 06002, DATE SUBMITTED: 10/8/2013

### APPLICATION INFORMATION

Applicant's Name: Andrew Petitjean E-Mail: andvp@foremostcommunities.com

Mailing Address: 2151 Michelson Dr. Suite 250  
Irvine CA 92612  
City State ZIP

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

Engineer/Representative's Name: Proactive Engineering Consultants West E-Mail: henryl@pecwest.com

Mailing Address: 25109 Jefferson Ave Suite 200  
Murrieta CA 92562  
City State ZIP

Daytime Phone No: ( 951 ) 200-6846 Fax No: ( 866 ) 454-4478

Property Owner's Name: Sunny Sage LLC/ Janice M. Morger E-Mail: \_\_\_\_\_

Mailing Address: 27431 Enterprise Circle West / 17745 Lomita Lane  
Temecula / Yorba Linda CA/CA 92590 / 92886  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Forestar Toscana LLC- Stephen C. Cameron  
PRINTED NAME OF APPLICANT

*Stephen C. Cameron, President*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Sunny Sage LLC  
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger  
PRINTED NAME OF PROPERTY OWNER(S)

*Janice M. Morger*  
SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 144



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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Forestar Toscana LLC- Stephen C. Cameron

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT


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

Sunny Sage LLC - Wan Yoo

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 144

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**TENTATIVE TRACT MAP NO. 36593** – Intent to Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into six hundred and two (602) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 square feet.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 18, 2015**  
PLACE OF HEARING: **COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501**

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/7/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR36593 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

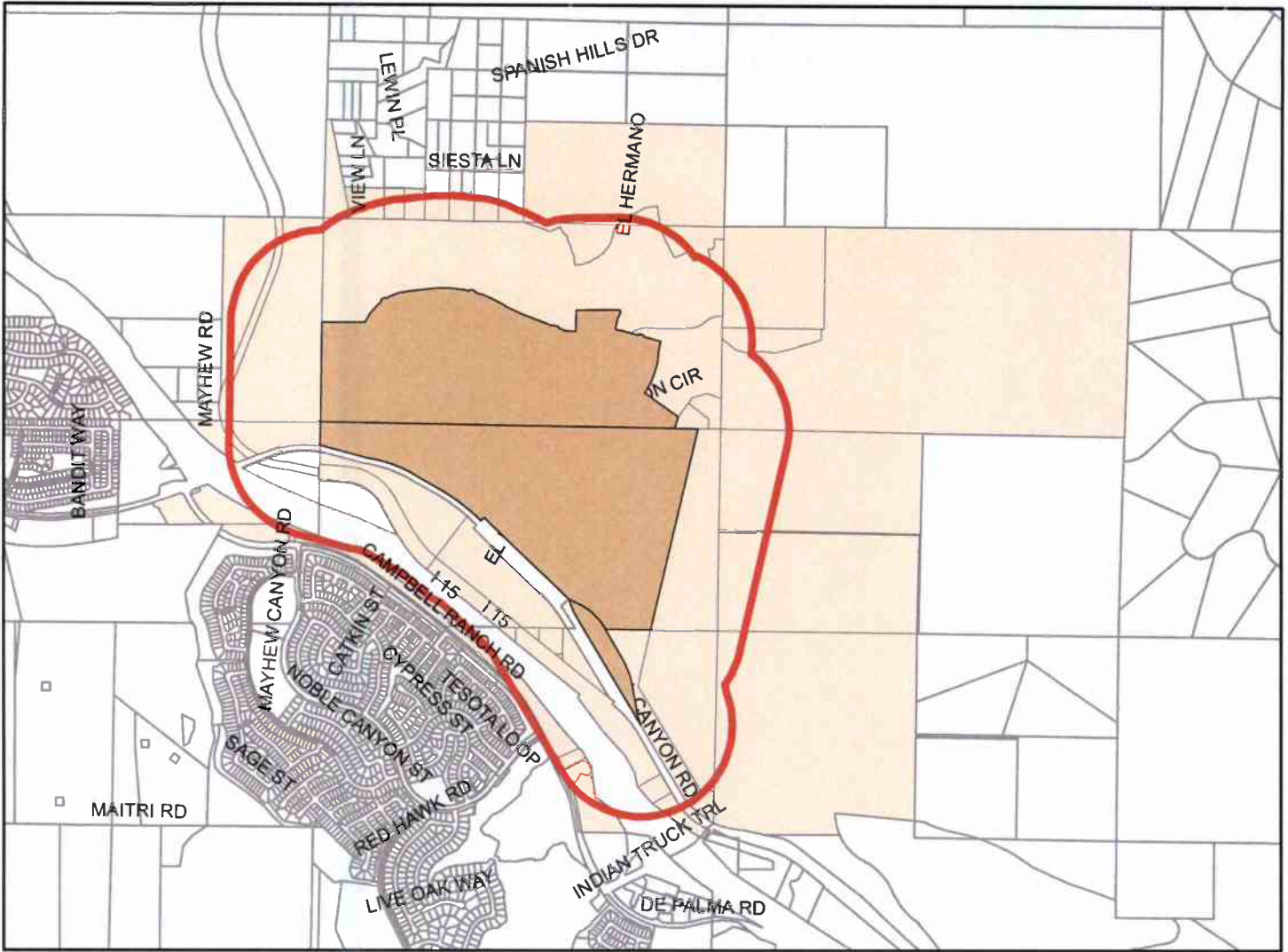
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*Charnday  
with  
ep  
6/7/15*

# TR36593 (1200 feet buffer)



## Selected Parcels

290-080-016	290-080-017	391-020-002	283-230-001	290-130-067	391-040-003	391-050-007	290-130-021	283-230-007	283-230-022
290-130-054	290-130-055	290-060-007	290-060-017	290-060-019	290-080-012	290-080-014	290-080-015	391-040-002	283-240-009
283-240-010	290-070-024	290-070-026	290-070-028	290-070-030	283-230-017	283-230-011	290-050-003	290-060-006	290-060-071
283-230-013	290-070-018	290-070-019	290-060-016	290-050-002	290-050-012	290-130-003	290-130-004	290-130-006	290-130-052
290-130-053	290-130-005	290-130-066	290-070-029	290-080-037	290-130-020	290-130-081	290-060-067	290-080-025	290-130-032
290-130-044	283-230-023	283-230-009	290-060-034	391-020-001	391-020-003	391-040-001	290-080-038	290-130-082	



1,900 950 0 1,900 Feet

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

ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230007, APN: 283230007  
MELISSA STRIPLING, ETAL  
1015 PARK AVE  
LAGUNA BEACH CA 92651

ASMT: 283230009, APN: 283230009  
REBECCA BUSH, ETAL  
11201 VIEW LN  
CORONA, CA. 92883

ASMT: 283230011, APN: 283230011  
SUSAN VANDENBERG, ETAL  
11231 VIEW LN  
CORONA, CA. 92883

ASMT: 283230013, APN: 283230013  
PHILLIP CHIPMAN  
2612 WESTMINSTER PL  
COSTA MESA CA 92627

ASMT: 283230017, APN: 283230017  
MARTHA GARCIA, ETAL  
182 W WINSTON RD  
ANAHEIM CA 92805

ASMT: 283230022, APN: 283230022  
GUEN BALLEW  
P O BOX 2296  
TRINITY TX 75862

ASMT: 283230023, APN: 283230023  
LARRY SEVIN, ETAL  
15344 MANZANARES RD  
LA MIRADA CA 90638

ASMT: 290050002, APN: 290050002  
NANCY PHARRIS, ETAL  
2050 MAIN STE STE 250  
IRVINE CA 92614

ASMT: 290060034, APN: 290060034  
VICKI CUTHERS, ETAL  
P O BOX 3766  
ORANGE CA 92857

ASMT: 290060067, APN: 290060067  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

ASMT: 290060071, APN: 290060071  
PHARRIS GROUP  
C/O CHRISTINA HOLLIDAY  
2050 MAIN ST STE 250  
IRVINE CA 92614

ASMT: 290070019, APN: 290070019  
LOUISE STEPPE, ETAL  
11762 DE PALMA RD NO 1C39  
CORONA CA 92883

ASMT: 290070030, APN: 290070030  
JANICE MORGER  
3325 W LINCOLN  
ANAHEIM CA 92801



ASMT: 290080015, APN: 290080015  
INDUSI  
1609 N BUSH ST STE 1  
SANTA ANA CA 92701

ASMT: 290130055, APN: 290130055  
INDIAN TRUCK TRAIL DEV CO  
44915 PALLADIAN CT  
TEMECULA CA 92590

ASMT: 290080017, APN: 290080017  
ASGARD  
C/O FERRO MANAGEMENT CO  
1609 N BUSH ST STE 6  
SANTA ANA CA 92701

ASMT: 290130066, APN: 290130066  
STARFIELD SYCAMORE INV  
C/O STEVEN CAMERON  
14 CORPORATE PLZ  
NEWPORT BEACH CA 92660

ASMT: 290130005, APN: 290130005  
SPEEDWAY DEVELOPMENTS  
15350 FAIRFIELD RANCH K  
CHINO HILLS CA 91709

ASMT: 290130067, APN: 290130067  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 290130021, APN: 290130021  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

ASMT: 290130081, APN: 290130081  
SUNNY SAGE  
C/O WON S YOO  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 290130044, APN: 290130044  
SYCAMORE CREEK COMMUNITY ASSN  
C/O BRIAN WOODS  
2151 MICHELSON DR STE 250  
IRVINE CA 92612

ASMT: 290130082, APN: 290130082  
WESTERN RIVERSIDE COUNTY REGIONAL CC  
C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502

ASMT: 290130052, APN: 290130052  
SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS CA 91709

ASMT: 391020002, APN: 391020002  
LAURIE PORTEOUS, ETAL  
P O BOX 78327  
CORONA CA 92877

ASMT: 290130053, APN: 290130053  
INDIAN TRUCK TRAIL DEV CO, ETAL  
15350 FAIRCHILD RANCH  
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ATTN: Leslie Mouriquand  
Archaeologist  
Mail Stop 4035

1st Supervisor District  
Robert Buster, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1001

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

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

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

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

ATTN: Bill Brown  
County Service Area 104  
c/o EDA  
Mail Stop 1040

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6  
California State Dept. of Fish & Game  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

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

ATTN: Division Manager  
Ecological Service,  
U.S. Fish & Wildlife Service  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

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

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: Waren D. Williams  
Flood Control District,  
Riverside County  
Mail Stop 2990

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., MS2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

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

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

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

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

ATTN: County Surveyor  
Transportation Department,  
Riverside County  
Mail Stop 1080

Waste Resources Management,  
Riverside County  
Mail Stop 5950





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP  
Planning Director*

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

TR36593

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

2001121105

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Andrew Petitean

*Project Applicant*

2151 Michelson Drive Suite No. 250 Irvine CA 92612

*Address*

The proposed project is located northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.

*Project Location*

TENTATIVE TRACT MAP NO. 36593 proposes a schedule "A" subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will be phased and will encompass Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D and 27I of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

*Project Description*

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

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

*Signature*

Project Planner

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309618

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: PETITJEAN ANDREW \$50.00  
paid by: CK 1038  
paid towards: CFG06002 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42624  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Oct 08, 2013 14:05  
MGARDNER posting date Oct 08, 2013

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

EA 38504

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200601561

Lead Agency: COUNTY PLANNING Date: 12/21/2006

County Agency of Filing: Riverside Document No: 200601561

Project Title: EA 38504; SP 327; CZ 6651; GPA 825

Project Applicant Name: SUNNY SAGE LLC Phone Number:

Project Applicant Address: 27431 ENTERPRISE CIRCLE WEST TEMECULA CA 92590

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
<b>Total Received</b>	<b>\$914.00</b>

Signature and title of person receiving payment: 

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0614896

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

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

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SUNNY SAGE LLC \$914.00  
paid by: CK 2434  
CFG FOR EIR00439 (SP327)  
paid towards: CFG04405 CALIF FISH & GAME: EIR  
at parcel:  
appl type: CFG2

By \_\_\_\_\_ Aug 11, 2006 08:15  
MGARDNER posting date Aug 11, 2006

\*\*\*\*\*  
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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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