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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

TR36722 is proposing potable water service from EMWD and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

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10.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Projects involving proposed school sites are required to participate in the Department of Toxic Substances Control's (DTSC) school environmental review process. For further information regarding the DTSC environmental review process at proposed school sites, please contact: DTSC Schools Unit - Cypress Office at (714) 484-5368, or RCDEH-ECP at (951) 955-8980.

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map 36722 is a proposal for a Schedule "A" residential subdivision of 40.6 acres in the French Valley area. The project site is located southeast corner of Keller Road and McColery Road, approximately 500 feet east of Highway 79/Winchester Road. Tentative Tract Map 36687 is proposed immediately south and downstream of this project.

The District's review indicates the site is impacted by a 100-year floodplain for Warm Springs Creek as delineated in the special study for Riverside County performed by the US Army Corps of Engineers dated February 2003 and Department of Water Resources (DWR) Awareness Maps. The developer proposes an earthen channel through the middle of the site

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10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

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to collect and contain the 100-year storm flows and protect the future residents from this flood hazard. This channel serves as a regional drainage facility for conveying offsite and onsite drainage flows, therefore the District has an interest in providing maintenance. Therefore, the drainage facilities shall be designed to the District standards. It should be noted that a special study to revise the floodplain limits will be required to be submitted for review by the District during the improvement plan check phase of development. The study revising the floodplain limits through the site must be approved prior to recordation of the map or issuance of grading permits for this project.

In addition to the floodplain impacting the site, the exhibit shows that there is 188 cfs of tributary offsite stormwater runoff from the north that enters the project at the eastern terminus of "A" Street. The developer proposes to collect these flows with a perimeter v-ditch that will convey the flows to a double pipe system which discharges the offsite flows into the earthen channel. The District is not in favor of a double pipe system and suggests the use of a reinforced concrete box (RCB) with a height no less than 4 feet as an alternative. With the area to the north being undeveloped it has the potential for sediment to be deposited in the proposed storm drain facility. Therefore the proposed storm drain must be designed with bulked flows. Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris. This proposed drainage system must be contained within the public streets onsite with maintenance access to all inlets and outlets. The underground drainage design may pond water and adversely impact the northern property owner(s). Written permission from the affected property owner(s) would need to be obtained and submitted to the District prior to the issuance of permits for this project. Alternatively, the map can be redesigned to allow for collection/ponding and conveyance of these flows to occur onsite. Lot 7 and 9 shall be designed such that the pad elevation is at least 12-inches above the maximum emergency overflow water surface elevation based on an 'inlet plugged' condition.

A mitigation area is proposed in the low-flow portion of the channel bottom. The District will allow for up to 25% of the bottom width of the channel to be used as riparian

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10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.) (cont.)

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conservation provided the channel design is hydraulically modeled correctly (see 10.FLOOD RI.11 GREENBELT CH DGN CRITERIA for additional information about design). The intent of the channel is to safely collect and convey stormwater runoff through the site and provide flood protection for the current and future property owners and the District must be able to maintain the channel to provide continual conveyance. Additionally, Fish & Wildlife require a 100-foot setback for riparian areas upstream and downstream of drainage culverts to allow for maintenance activities for the culverts.

The proposed drainage concept combines offsite and mitigated onsite stormwater runoff and discharges the concentrated flows onto the downstream property owner(s). The developer shall obtain a written authorization letter and a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. Alternatively, the proposed ultimate channel shall be designed and fully constructed to an adequate outlet in Warm Springs Channel downstream. The development of this property shall be coordinated with the development of adjacent properties to ensure that surrounding and downstream properties are not adversely affected and that stormwater runoff is safely conveyed to an adequate outlet.

This may require offsite construction and grading. The construction plans and recorded drainage easements shall be submitted to the District for review prior to the issuance of permits for the project.

The proposed design of the two water quality basins adjacent to the earthen channel shall have a bottom elevation to allow for positive drainage into the channel and the 2-year event of the channel will not have a back-water effect occurring in either of the two basins. No pumps or dead storage will be permitted. In sizing the mitigation basins, only the area tributary to each basin should be analyzed and compared to determine the effect of impervious area added to the site with this development. The area within the channel is not tributary to either basin and should not be included in the analysis for sizing of the basins as it is not an accurate model.

In the event a trail system is proposed on the access roads

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

for the channel: the District is open to a dual use for the access road as a trail provided there is a public entity secured to provide trail maintenance and to hold harmless and indemnify the District.

This project proposes a greenbelt channel and collection facility which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of the final map, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. The developer, in conjunction with Valley Wide Recreation and Park District, may propose to form a Landscape Maintenance District to fund the maintenance. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

As required per the adopted Conditions of Approval for Specific Plan 286, this tract shall incorporate detention basins to attenuate post-development flowrates to predevelopment levels for the 2-year, 5-year, 10-year storm events for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations. See 10.FLOOD RI.13 INCREASED RUNOFF CRITERIA for more details.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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10.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

Tract Map (TR) 36722 is within the Special Flood Hazard Area delineated by the Warm Springs Creek flood study listed in Ordinance 458 Section 5.b and shown on the Public Flood Hazard Determination Interactive Map which can be found at <http://rcflood.org> , then select Divisions - Regulatory - Floodplain Management Information. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN (cont.) RECOMMND

surrounding and downstream properties are not adversely affected and that 100-year stormwater runoff is safely conveyed to an adequate outlet. This may require offsite construction and grading. All drainage facilities outside of the public road right-of-way shall be contained within a drainage easement. The developer shall obtain a written authorization letter and a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter and the recorded drainage easement shall be submitted to the District for review prior to the issuance of permits for the project. Alternatively, the proposed ultimate channel for the 100-year storm event shall be designed and fully constructed from the project to an adequate outlet in Warm Springs Channel downstream. The construction plans and recorded drainage easements shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the final map.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 10 MAP GREENBELT FACILITY MAINT RECOMMND

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the

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10.FLOOD RI. 10 MAP GREENBELT FACILITY MAINT (cont.) RECOMMND

developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and

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

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

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

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

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

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

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is

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10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

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

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

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

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

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

10.FLOOD RI. 14

MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603

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10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

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

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

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

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

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

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available on-line at:
www.rcflood.org under Programs and Services, Stormwater
Quality.

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

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

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

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10.FLOOD RI. 20 MAP TRASH RACKS RECOMMND

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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

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

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paleontologist called to the site immediately to recover the remains.

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

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

10.PLANNING. 2 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 3 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each

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10.PLANNING. 3 MAP - FEES FOR REVIEW (cont.) RECOMMND

submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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

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

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

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and

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10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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

10.PLANNING. 15 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 17 MAP - PDA04885R1 RECOMMND

County Archaeological Report (PDA) No 4885r1, submitted for this project (TR36722) was prepared by Brad Comeau, of Dudek and is entitled: "Phase I Cultural Resources Survey Report for the Winchester 1800 Project, City of Temecula, Riverside County, California," dated November 2014. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

- a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
- i)A County Official is contacted.
 - ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
- i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1)The MLD identified fails to make a recommendation; or
 - (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES RECOMMND

- The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
- 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
 - a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative

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10. GENERAL CONDITIONS

10. PLANNING. 19 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

(or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10. PLANNING. 20 MAP - GEO02393 RECOMMND

County Geologic Report (GEO) No. 2393, submitted for this project (TR36722) was prepared by John R. Byerly, Incorporated and is entitled: "Soils Report SABA Property APN Nos. 476-010-027 and 476-010-028 Menifee, California Van Daele Development Corporation", dated July 22, 2013. In addition, John R. Byerly, Incorporated submitted the following:

"Preliminary Geotechnical Investigation Tract No. 36722 SABA Property Menifee, California", dated December 11, 2014, and:

"Preliminary Geotechnical Investigation, John R. Byerly, Inc., Rpt. No. 2636, December 11, 2014" dated February 9, 2015.

This document is herein incorporated as a part of GEO02393.

GEO02393 concluded:

1. The site does not lie within or immediately adjacent to an Earthquake Fault Zone (formerly Special Studies Zone) as defined by the Alquist-Priolo Earthquake Fault Zoning Act.
2. No known faults cross the site and no indicators of fault movement on the site were observed.
3. No evidence of landsliding was observed on the site.
4. The potential for liquefaction after remedial grading is complete will be low.
5. Ground rupture on the site from surface faulting is not expected during the lifetime of the proposed residential development.
6. The site does not lie within a Seismic Hazard Zone.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02393 (cont.)

RECOMMND

7.Subsidence is not considered to be a potential hazard to the site.

8.Landsliding is not anticipated on the site.

9.Site has a low to medium expansion potential

GEO02393 recommended:

1.Vegetation and other deleterious materials should be removed from the areas to be graded.

2.Existing artificial fill encountered should be removed below all areas to receive improvements. This included below building, pavement, and hardscape areas.

3.Loose natural soil should be overexcavated until competent material is encountered.

4.Cut and fill slopes should be constructed no steeper than 2H: 1V. Fill slopes should be overfilled and then cut back to expose fully compacted soil.

5.Positive drainage of the site should be provided, and water should not be allowed to pond behind or flow over any natural, cut or fill slopes.

6.Shallow groundwater exists on the site and moisture sensitive structures should be protected.

GEO No. 2393 satisfies the requirement for a

geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2393 is hereby accepted for planning purposes.

Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This

approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other

building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County

upon application for grading and/or building permits.

10.PLANNING. 21 MAP - IND HYGIENE CONDITIONS

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated November 5, 2014:

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

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - IND HYGIENE CONDITIONS (cont.) RECOMMND

2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.

5. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

6. If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - R-O-W EXCEEDS/VACATION RECOMMND

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

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

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - OFF-SITE PHASE (cont.) RECOMMND

to County maintained roads as approved by the
Transportation Department.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

10.TRANS. 8 MAP - TS/CONDITIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - TS/CONDITIONS (cont.)

RECOMMND

to traffic impacts.

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

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

Menifee Road (NS) at:
Scott Road (EW)

Briggs Road (NS) at:
Scott Road (EW)

Leon Road (NS) at:
Scott Road (EW)

Winchester Road (SR-79) (NS) at:
Scott Road/Washington Street (EW)
Pourroy Road/Abeliea Street (EW)

Washintong Street (NS) at:
Fields Drive (EW)

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

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

10.TRANS. 9

MAP - BRIDGE TYPE SELECTION

RECOMMND

The channel crossings on Fields Drive and Koon Street may require a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as bridges and will undergo the Bridge Type Selection Process.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER IMPROVEMENT NOTAPPLY

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

EPD DEPARTMENT

50.EPD. 1 MAP - DEED RESTRICTION RECOMMND

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas. The easement or deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.EPD. 2 MAP - ECS CONDITION RECOMMND

The constrained areas will conform to the drainage channel. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

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50. PRIOR TO MAP RECORDATION

50.EPD. 2

MAP - ECS CONDITION (cont.)

RECOMMND

"No disturbances may occur within the boundaries of the Delineated Constraint Area (Riparian/Riverine Mitigation)."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (Riparian/Riverine Mitigation).
"Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Mitigation). Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area (Riparian/Riverine Mitigation) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Delineated Constraint Area (Riparian/Riverine Mitigation). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height.

50.EPD. 3

MAP - ECS

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#46-WATER PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 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. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36722 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a.A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b.An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
- c.A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d.A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36722 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

project shall be redesigned to eliminate the adverse impact.

e.An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

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

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be 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. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

50.FLOOD RI. 12 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 286A6 and Change of Zone No. 7823 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

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 Valley-Wide Recreation and Parks District and County Service Area No. 103.

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50. PRIOR TO MAP RECORDATION

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 Valley-Wide Recreation and Parks District and County Service Area No. 103 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. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lots shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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

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

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

50.PLANNING. 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 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

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50.PLANNING. 31

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

RECOMMND

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 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 '___', 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

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

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 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.

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50. PRIOR TO MAP RECORDATION

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 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:

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50.PLANNING. 32

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

RECOMMND

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Keller Road and McColery Road and so noted on the final map, with the exception of one 20' access easement in favor of APN: 472-110-025 and one 20' access easement in favor of APN: 472-110-031.

50.TRANS. 2 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 3 MAP - VACATION/SUR RECOMMND

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Keller Road (excluding one 20' access easement in favor of APN: 472-110-025 and one 20' access easement in favor of APN: 471-110-024). Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along McColery Road (excluding one 20' access easement in favor of APN: 472-110-031). Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - VACATION/SUR (cont.) RECOMMND

vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 4 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. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR36687.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

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

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

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

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

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

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

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

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50.TRANS. 9

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

RECOMMND

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

- (1) Landscaping along Keller Road, McColery Road. and west side of Fields Drive from Koon Street to "I" Street.
- (2) Streetlights.
- (3) Traffic signals located on Washington Street at intersection of Fields Drive.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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

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

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

50.TRANS. 10

MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

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50.TRANS. 10 MAP - UTILITY PLAN (cont.) RECOMMND

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. 11 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Keller Road, McColery Road and west side of Fields Drive (from Koon Street to "I" Street).

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

50.TRANS. 12 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. 13 MAP - IMP PLANS RECOMMND

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

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50.TRANS. 13 MAP - IMP PLANS (cont.) RECOMMND

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

50.TRANS. 14 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 15 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. 16 MAP - DEDICATIONS RECOMMND

Keller Road along project boundary is designated Secondary Highway and shall be improved with 64 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within the 100' full-width dedicated right-of-way, with approved centerline and alignment study, in accordance with County Standard No. 94, Ordinance 461. (64'/100')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

An alignment study for Keller Road has been approved with the use of a 1,100-foot centerline radii. The project has incorporated this alignment study into its design.

McColery Road along project boundary (from the proposed intersection of Keller Road and McColery Road to 96' south) is designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter within a 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the

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50.TRANS. 16

MAP - DEDICATIONS (cont.)

RECOMMND

right-of-way line within the 15' parkway.

Koon Street along project boundary (from McColery Road to 697' east of McColery Road) designated Local and shall be improved with 40' full-width AC pavement, full-width drainage facilities; 6" concrete curb and gutter and 5' sidewalk (project side) within the 60' full-width dedicated right-of-way in accordance with modified County Standard No. 105, Section "C", Ordinance 461. (40'/60') Modified to construct AC dike and no sidewalk (on the opposite side of the project).

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

All other interior streets are designated Local and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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

50.TRANS. 17

MAP - PART-WIDTH

RECOMMND

McColery Road along project boundary (from 96' south of proposed intersection of Keller Road and McColery Road to Koon Road) is designated Collector and shall be improved with 37' part-width AC pavement (22' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 67' part-width dedicated right-of-way (37' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line (project side) within the 15' parkway.

Koon Street along project boundary (from 697' east of McColery Road to Fields Drive) designated Local and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline); 6" concrete curb and gutter (project side),

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - PART-WIDTH (cont.) RECOMMND

match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461.

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

50.TRANS. 18 MAP-LINE-OF-SIGHT EASEMENT/SUR RECOMMND

In order to secure adequate sight distance at the intersection of Fields Drive and "I" Street (lots 86 to 88) and at the intersection of Keller Road and "B" Street (lots 11 to 14) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note: The developer/owner of TR36722 has the responsibility to educate and display this condition of approval to the prospective home buyers of lots 11 to 14 and lots 86 to 88.

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.

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:

- 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

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

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.

50.TRANS. 20 MAP - TS/DESIGN/GEOMETRICS RECOMMND

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

None

50.TRANS. 21 MAP - BRIDGE TYPE SELECTION RECOMMND

The channel crossings on Fields Drive and Koon Street may require a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as bridges and will undergo the Bridge Type Selection Process.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP (cont.) RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

A Phase I Environmental Site Assessment (ESA) is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- FMMP

RECOMMND

Prior to the issuance of a grading permit the applicant shall submit a Final Mitigation Monitoring Plan (FMMP) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The FMMP shall be written consistent with the document titled "Tract Maps 36722 and 36687, Determination of Biologically Equivalent or Superior Preservation Report" (DBESP) prepared by HELIX Environmental Planning, Inc. and dated March 11, 2015. The proposed drainage improvement crosses three separate tract maps, TR36722, TR36687 and TR32151. The entire channel will be built at one time, initiated prior to the issuance of the first grading permit within one of the three tract maps. The owners of TR32151 did not wish for their project to be included in the above referenced DBESP. The FMMP must include mitigation as described in an approved DBESP for the portion of the project which crosses TR32151. The document must include time lines and success criteria, as well as describe the mechanism for protecting any on site mitigation. A conservation easement or deed restriction must be recorded over any portion of the site proposed for onsite mitigation. The FMMP shall also include an itemized cost estimate for full implementation of the mitigation plan. Once EPD has reviewed and approved the FMMP the applicant shall provide financial assurances in the form of a bond. If the FMMP proposes the purchase of fee credits, those credits must be acquired prior to permit issuance.

60.EPD. 2

- FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the proposed channel; which crosses three separate tract maps, TR36722, TR36687 and TR32151; shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence

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60.EPD. 2 - FENCING PLAN (cont.)

RECOMMND

design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

60.EPD. 4 - NESTING BIRD

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable

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60.EPD. 4 - NESTING BIRD (cont.)

RECOMMND

nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 5 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the 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 had reviewed all construction activities to minimize impacts to any sensitive species and habitats. 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.

60.EPD. 6 - CONSERVATION BOND

RECOMMND

The applicant must provide financial assurances in the form of a bond, for the completion of all mitigation described in the approved Final Mitigation Monitoring Plan (FMMP). The bond shall not be prepared until the Riverside County Planning Department Environmental Programs Division (EPD) has review and approved the itemized cost estimate included in the FMMP.

60.EPD. 7 - LIGHTING PLAN

RECOMMND

The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - LIGHTING PLAN (cont.) RECOMMND

(EPD) for review and approval. The lighting plan must conform to section 6.1.4 of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 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. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36722 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a.A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b.An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
- c.A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d.A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36722 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the

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60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e.An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36722 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES (cont.) RECOMMND

issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 7 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 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. 15 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

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60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 40.6 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. 16 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 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")

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60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

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

60.TRANS. 2 MAP - 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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - WASTE MNGEMNT 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.

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80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN (cont.) RECOMMND

- 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.

FIRE DEPARTMENT

80.FIRE. 1 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. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans

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

must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36722 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that

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80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND

the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 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 monuments and gates with landscaping.
2. A plot plan of the entry monuments with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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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 No. 286A6.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases,

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

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

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

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

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block or as outlined in the SPECIFIC PLAN.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - IND HYGIENE/BLOCK WALL

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated November 5, 2014:

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the backyards of lots 8, 11 - 45 facing Keller Road.

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the houses and the road.

80.PLANNING. 20 MAP - IND HYGIENE/REVIEW REPOR

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated November 5, 2014:

The office of Industrial Hygiene must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. The exterior unmitigated impact (second stories) for Winchester Road is approximately 64 Ldn, and Keller Road is approximately 71 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Winchester Road and Keller Road.

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 Keller Road, McColery Road and west side of Fields Drive (from Koon Street to "I" Street).

TRACT MAP Tract #: TR36722

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80. PRIOR TO BLDG PRMT ISSUANCE

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

- (2) Streetlights.
- (3) Traffic signals located on Washington Street at intersection of Fields Drive.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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

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

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

When applicable, plans shall include the following components:

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

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18:00

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE: When the Landscaping Plot Plan is located within a special district such as CFD/Valleywide (or other), 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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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:

1.Planting within sight distance lines / zones at major intersections cannot include trees, nor can these zones include shrubs/ground cover with a mature height in excess of 12-inches as measured from top of curb.

2.Slope areas in excess of 30 inches vertical height will require erosion control planting and irrigation per Ordinance 457 and water conservation Ordinance 859.2 The LCP indicates a grass-mix hydroseed for slopes at Flood Control Channel. Hydroseed only may not be considered adequate for larger and steeper slope areas- some container stock may be required in final design submittals.

3.Basin Plans on the LCP indicate large areas of side slopes to be planted with Artemisia dracunculus from 1-gallon containers. We do not consider this to be an appropriate application of this species of plant. Final design plans will need to include more woody spreading shrubs and groundcovers for large slope coverage. Artemisia dracunculus is OK in smaller masses mixed in among woody shrub or groundcover massings.

4.Basin Plans on the LCP indicate Iva hayesiana at 15 ft. on-center. This plant tends to spread only 4'-6'wide maximum, and should be shown with a tighter spacing on final design plans.

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

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18:00

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

final can be obtained.

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

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

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

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

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

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

90.BS GRADE. 5 MAP - 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:

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1 MAP - FENCE INSTALL

RECOMMND

Prior to grading permit final, the fencing described in the approved fencing plan shall be installed. The entire length of the proposed channel; which crosses three separate tract maps, TR36722, TR36687 and TR32151; shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

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

If conditioned for a Water Quality Management Report

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90. PRIOR TO BLDG FINAL INSPECTION

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

(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.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All required walls 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District County of Riverside Economic Development Agency (EDA) for CSA No. 103.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 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

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.6 cres (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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

90.TRANS. 2 MAP - STREET LIGHTS 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 - R & B B D RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Keller Road, McColery Road and west side of Fields Drive (from Koon Street to "I" Street).

90.TRANS. 7 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. 8 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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LNDSCP INSPECTION RQMT (cont.) RECOMMND

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. 9 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

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

90.TRANS. 10 MAP - TS/INSTALLATION RECOMMND

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

None

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

DATE: April 18, 2014

TO

Riv. Co. Transportation Dept.	Riv. Co. Environmental Programs Dept.	Riverside County Recreation & Parks District
Riv. Co. Environmental Health Dept.	P.D. Geology Section-D. Jones	Supervisor Stone (3rd District)
Riv. Co. Flood Control District	P.D. Landscaping Section-Mark Hughes	Commissioner Petty (3rd District)
Riv. Co. Fire Dept.	P.D. Archaeology Section-Heather Thomson	EMWD
Riv. Co. Building & Safety – Grading	Riv. Co. Sheriff's Department	Southern California Edison Co.
Riv. Co. Building & Safety – Plan Check	Riv. Co. Waste Resources Management Dept.	Southern California Gas Co.
Riv. Co. Parks & Open Space District		

SPECIFIC PLAN AMENDMENT NO. 286A6, CHANGE OF ZONE NO. 7823, TENTATIVE TRACT MAP NO. 36722, Applicant: French Valley Acres, LLC — Third/Third Supervisorial District **Location:** Northerly of Koon Street, easterly of Winchester Road and westerly of Coventry Lane **REQUEST:** The **Specific Plan Amendment** proposes Amendment No. 6 to the Winchester 1800 Specific Plan to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. The **Change of Zone** proposes text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan and to formalize all the Planning Area boundaries for Planning Area 1, Planning Area 2A, Planning Area 3, Planning Area 6, and Planning Area 52A & 52B needed for the Tentative Tract Map. The **Tentative Tract Map** proposes a Schedule A subdivision of 37.52 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on 5/22/14**. All LDC 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 6, 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
Riverside County Recreation & Parks District

SPECIFIC PLAN AMENDMENT NO. 286A6, SCREEN CHECK NO. 1, CHANGE OF ZONE NO. 7823, and TENTATIVE TRACT MAP NO. 36722 Amended No. 1, Applicant: French Valley Acres, LLC — Third/Third Supervisorial District **Location:** Northerly of Koon Street, easterly of Winchester Road and westerly of Conventry Lane **REQUEST:** The **Specific Plan Amendment** proposes Amendment No. 6 to the Winchester 1800 Specific Plan to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. The **Change of Zone** proposes text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan and to formalize all the Planning Area boundaries for Planning Area 1, Planning Area 2A, Planning Area 3, Planning Area 6, and Planning Area 52A & 52B needed for the Tentative Tract Map. The **Tentative Tract Map** proposes a Schedule A subdivision of 37.52 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on 8/28/14**. All LDC 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 14, 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

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, SCREEN CHECK NO. 2, CHANGE OF ZONE NO. 7823, TENTATIVE TRACT MAP NO. 36722, AMENDED NO. 2 – Applicant: French Valley Acres, LLC – Engineer/Representative: Hunsaker and Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of Winchester Road, and westerly of Coventry Lane – 40.6 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800) – **REQUEST:** The **Specific Plan Amendment** proposes Amendment No. 6 to the Winchester 1800 Specific Plan to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. The **Change of Zone** proposes text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan and to formalize all the Planning Area boundaries for Planning Area 1, Planning Area 2A, Planning Area 3, Planning Area 6, and Planning Area 52A & 52B needed for the Tentative Tract Map. The **Tentative Tract Map** is a Schedule A subdivision of 40.6 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space. –APN: 476-010-027 and 476-010-028

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on November 6, 2014.** All LDC 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Env. Health, Fire, Building & Safety Grading & Plan check, EPD, Geo., Archaeo., Landscape

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 **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

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
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 14, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control

TENTATIVE TRACT MAP NO. 36722, AMENDED NO. 2 – Applicant: French Valley Acres, LLC – Engineer/Representative: Hunsaker and Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of Winchester Road, and westerly of Coventry Lane – 40.6 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800) – **REQUEST:** The **Tentative Tract Map** is a Schedule A subdivision of 40.6 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space. – APN: 476-010-027 and 476-010-028 – Concurrent Cases: SP00286A6 and CZ07823

Please review the attached map(s) and/or exhibit(s) for the above-described project. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 5, 2014

To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: *Sto Hinde*
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Tract Map No. 36722

Reference Number: SR 31170

Applicant: Van Daele Development Corp.
2900 Adams Street, Ste. C-25
Riverside, CA 92504

Noise Consultant: Mastre Greve Associates
1970 Fairchild Road, Ste. 230
Irvine, CA 92612

Review Stage: First Review

Information Provided: "Noise Assessment for the Tract 36772, County of Riverside"
dated July 16, 2014 Project # 555901

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 32,700 assumed for Winchester Road (the County General Plan classifies Winchester Road an "Expressway". ADT design capacity of 20,700 assumes Keller Road Ave. (the County General Plan classifies Keller Road. as "secondary" roadways) quoted from the "Southwest Area Plan Circulation, Volume 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Expressway Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center of Winchester Road and Keller Road to the nearest building face is estimated to be over 390 feet and 70 feet respectively.
5. Modeling for Winchester Road was done using a "soft site" and Keller Road was done using "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

With minor changes the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. The recommendations below should reduce the interior noise levels to at or 45 Ldn (CNEL).

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the backyards of lots 8, 11 - 45 facing **Keller Road**.

(Height taken from page 15 and Exhibit 7 of the Acoustical Report, see attachment)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the houses and the road.

2. Our Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. The exterior unmitigated impact (second stories) for Winchester Road is approximately 64 Ldn, and Keller Road is approximately 71 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Winchester Road and Keller Road.

Construction –Related Mitigation Measures:

3. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
6. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
8. If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

July 8, 2014

VIA E-MAIL and USPS

Ms. Lisa Edwards
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the Specific Plan 286 Amendment No. 6

Dear Ms. Edwards:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the County of Riverside, dated April 22, 2014, which was received in our office May 1, 2014. Please note that the law requires the lead agency to provide notice to Tribes whose aboriginal territory might be impacted by general or specific plans or the associated amendments, and requires a 90-day period for the Tribes to request consultation on the proposed project; not for completion of such consultation. (*See* Cal. Govt. C. §65352.3(a)(2).) The only way for a shorter time frame is if it is requested and the Tribe provides written approval of the request. Therefore, because no shortened timeframe has been requested, the Tribe is submitting these comments in a timely manner.

This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with County of Riverside under SB 18 and after reviewing the information requested below, we may request additional consultation, including a face-to-face meeting.

The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for SB 18 Consultation RE SP 286A6
July 8, 2014
Page 2

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

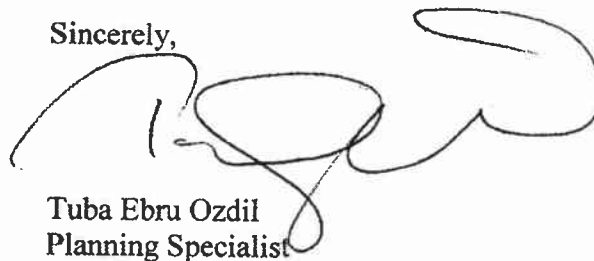
The Tribe has not received any environmental documents on this Project to date. Please provide us copies of the archaeological study, geotechnical report, the Initial Study, site plan for the proposed lower-density residential subdivision as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County of Riverside with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments to schedule our consultation meeting. Thank you.

Sincerely,

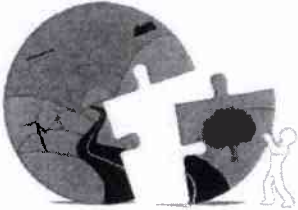


Tuba Ebru Ozdil
Planning Specialist

cc: Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00286A/C207823/TR36722 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: FRENCH VALLEY ACRES LLC
C/O VAN DAELE DEV CORP E-Mail: escheck@vandaele.com
ATTN: ERIC SCHECK

Mailing Address: 2900 ADAMS ST C-25
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 354-2121x129 Fax No: (951) 354-2996

Engineer/Representative's Name: HUNSAKER & ASSOC. E-Mail: bhay@hunsaker.com

Mailing Address: 2900 ADAMS ST A-15
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8269

Property Owner's Name: SABA & SHIRLEY SABA E-Mail: N/A

Mailing Address: 41309 AVENIDA BIONA
TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1602 Fax No: (951) 699-7307

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.

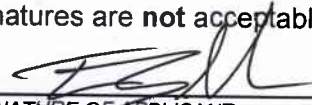
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

ERIC SCHECK

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SEE ATTACHED

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-027 AND 476-010-028

Section: 28 Township: T6S Range: R2W

Approximate Gross Acreage: 37.52
~~40.76~~ AC

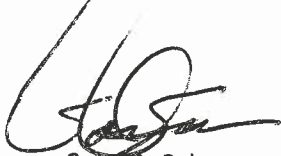
March 11, 2014

RE: Letter of Authorization
APN 476010028-4 & 476010027-3

To Whom It May Concern:

Please allow this letter to serve as written authorization for Eric Scheck, representative of Van Daele Development Corporation, to sign any documents on our behalf as well as act as applicant in regards to our building activities within the County of Riverside.

Thank you.



Saba A. Saba
Owner



Jeffrey M. Hack
President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside }

On March 21, 2014 before me, Jerri Selway, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Saba A. Saba
Name(s) of Signer(s)
N/A

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Jerri Selway
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Typed Letter of Authorization

Document Date: 3/12/14 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Saba A Saba Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of KOON ST, South of KELLER RD, East of McCOLERY RD, West of COVENTRY LANE.

Thomas Brothers map, edition year, page number, and coordinates: 2014 899, E3 F3

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

146 RESIDENTIAL LOTS AND 20 OPEN SPACE LOTS
DRAINAGE CHANNEL

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP
CHANGE OF ZONE
SPECIFIC PLAN AMENDMENT TO WINCHESTER 1800 (SP 286)

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 334,140 CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 334,140 cy

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

Import _____ Export 106,410 cy Neither _____
OFFSITE GRADING

What is the anticipated source/destination of the import/export?
adjacent properties to drainage channel

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

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) MIN 5,000 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

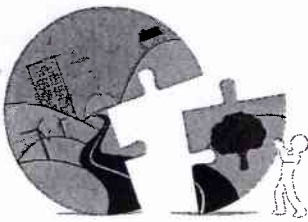
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

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

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

Owner/Representative (1) ESL Date 3/25/14

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00286A6

DATE SUBMITTED: 03-25-2014

APPLICATION INFORMATION

Applicant's Name: FRENCH VALLEY ACRES LLC
C/O VANDAELE DEV CORP
ATTN: ERIC SCHECK

E-Mail: escheck@vandaele.com

Mailing Address: 2900 ADAMS ST C-25

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 354-2121 x 129 Fax No: (951) 354-2996

Engineer/Representative's Name: HUNSAKER & ASSOC E-Mail: Bhay@hunsaker.com

Mailing Address: 2900 ADAMS ST A-15

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8269

Property Owner's Name: SABA & SHIRLEY SABA E-Mail: N/A

Mailing Address: 41309 AVENIDA BIONA

TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1602 Fax No: (951) 699-7307

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SPECIFIC PLAN LAND USE


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.

ERIC SCHECK
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SEE ATTACHED
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-027 AND 476-010-028

Section: 28 Township: T6S Range: R2W

Approximate Gross Acreage: 37.52
40.6 AC

General location (nearby or cross streets): North of KOON ST, South of

KELLER RD, East of MCCOLERY RD, West of COVENTRY LANE.

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: 2014 899, E3 F3

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

- 1. Residential uses by product type, number of units and acreage;
- 2. Commercial uses with proposed acreage;
- 3. Industrial uses with proposed acreage;
- 4. Open space/recreational uses with proposed acreage;
- 5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
SFR	40.6 AC	146

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

- 1. One completed and signed application form.
- 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.

APPLICATION FOR SPECIFIC PLAN LAND USE

3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. Three (3) copies of a Project Description.
7. Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. Three (3) copies of a Land Use Table delineating the proposed land uses.
9. The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

SPECIFIC PLAN AMENDMENT

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
 Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
 Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: FRENCH VALLEY ACRES LLC
C/O VANDAELE DEV CORP E-Mail: escheck@vandaele.com
ATTN: ERIC SCHECK
Mailing Address: 2900 ADAMS ST C-25

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 354-2121 x129 Fax No: (951) 354-2996

Engineer/Representative's Name: HUNSAKER & ASSOC E-Mail: bhay@hunsaker.com

Mailing Address: 2900 ADAMS ST A-15

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8269

Property Owner's Name: SABA & SHIRLEY SABA E-Mail: N/A

Mailing Address: 41309 AVENIDA BIONA

TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1602 Fax No: (951) 699-7307

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

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APPLICATION FOR CHANGE OF ZONE

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ERIC SCHECK
PRINTED NAME OF APPLICANT

[Signature]
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.

SEE ATTACHED
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-027 AND 476-010-028

Section: 28 Township: T6S Range: R2W

Approximate Gross Acreage: 37.52
40.6 AC

General location (nearby or cross streets): North of KOON ST, South of KELLER ROAD, East of MCCOLERY RD, West of COVENTRY LANE.

Thomas Brothers map, edition year, page number, and coordinates: 2014 899, E3 F3

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CHANGE OF ZONE TO ALLOW FOR THE DEVELOPMENT OF MEDIUM HIGH
DENSITY RES. (MHDR) UTILIZING 5,000 SF LOTS WITHIN PLANNING
AREAS 1, 2A, 3, THE NORTHERN HALF OF 6 AND PART OF
7 OF THE WINCHESTER 1800 SPECIFIC PLAN

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP
CHANGE OF ZONE
SPECIFIC PLAN AMENDMENT TO WINCHESTER 1800 (SP 286)

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:

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, AND TENTATIVE TRACT MAP NO. 36722 – Consider an Addendum to Certified EIR – Applicant: French Valley Acres, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street – 1,656 Gross Acres (40.6 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – **REQUEST:** The Specific Plan Amendment proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. The Tentative Tract Map is a Schedule “A” subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
DATE OF HEARING: **APRIL 15, 2015**
PLACE OF HEARING: **COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD ROOM
4080 LEMON STREET
RIVERSIDE, CA 92501**

For further information regarding this project, please contact project planner, Damaris Abraham at (951) 955-5719 or e-mail dabraham@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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

City of Temecula
ATTN: Gary Thornbill
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

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

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

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

Applicant:
French Valley Acres, LLC
c/o Van Daele Development, Corp.
Attn: Eric Sheck
2900 Adams St, C-25
Riverside, CA 92504

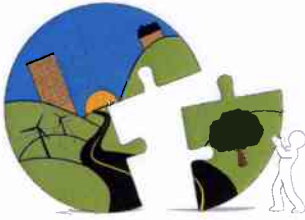
Engineer:
Hunsker & Associates
2900 Adams St, A-15
Riverside, CA 92504

Owner:
Saba and Shirley Saba
41309 Avenida Biona
Temecula, CA 92591

Applicant:
French Valley Acres, LLC
c/o Van Daele Development, Corp.
Attn: Eric Sheck
2900 Adams St, C-25
Riverside, CA 92504

Engineer:
Hunsker & Associates
2900 Adams St, A-15
Riverside, CA 92504

Owner:
Saba and Shirley Saba
41309 Avenida Biona
Temecula, CA 92591



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.

SP00286A6/CZ07823/TR36722

Project Title/Case Numbers

Damaris Abraham

County Contact Person

(951) 955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

French Valley Acres, LLC

Project Applicant

2900 Adams St. C-25, Riverside, CA 92504

Address

The project is located northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street.

Project Location

SP00286A6 proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. CZ07823 proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. TR36722 is a Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

Project Description

This is to advise that the Riverside County Board of Supervisors, 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 Addendum to Certified EIR No. 374 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$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 for EIR No. 439.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, 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: _____

DM/dm Revised 3/27/2015
Y:\Planning Case Files-Riverside office\SP00286A6\PC-BOS Hearings\PC\SP286A6.CZ7823.TR36722.NOD Form.docx

Please charge deposit fee case#: ZEA42681 ZCFG6063

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1403023

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

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

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

Received from: FRENCH VALLEY ACRES LLC \$50.00
paid by: CK 1167
EA42681
paid towards: CFG06063 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 25, 2014 15:55
MGARDNER posting date Mar 25, 2014

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

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