

TRACT MAP Tract #: TR36475

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

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 - TS/CONDITIONS RECOMMND

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

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

La Sierra Avenue (NS) at:
 Indiana Avenue (EW)
 Victoria Avenue (EW)
 McAllister Parkway (EW)

McAllister Street (NS) at:
 Fairway Drive (EW) - Future Intersection

Street A (NS) at:
 Fairway Drive (EW) - Future Intersection

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10.TRANS. 5 MAP - TS/CONDITIONS (cont.) RECOMMND

Street B (NS) at:
Fairway Drive (EW) - Future Intersection

Van Buren Boulevard (NS) at:
Victoria Avenue (EW)
Dufferin Avenue (EW)
Fairway Drive (EW) - Future Intersection

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. 6 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.

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10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 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. 7 MAP - OFF-SITE PHASE RECOMMND

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

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.

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to or in conjunction with the project approval the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 2

MAP - PHASES SEPARBLE - R-1

RECOMMND

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.

B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

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40. PRIOR TO PHASING (UNITIZATION)

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

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS

RECOMMND

ECS

The constrained areas will conform to the areas mapped as "MSHCP Riparian" and "MSHCP Riverine" and are outside the mapped "Development Footprint" on Exhibit 8 of the document entitled " dated July 17, 2014, updated February 26, 2015 and prepared by Glenn Lukos Associates, Inc. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

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

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

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP - ECS (cont.) RECOMMND

with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

FIRE DEPARTMENT

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787

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

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

50.FIRE. 3 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

50.FLOOD RI. 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,

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

the map should be redesigned to eliminate the need for the easement.

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction 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

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50. PRIOR TO MAP RECORDATION

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

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 Southwest Riverside 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 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

(BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

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

50.PARKS. 2 MAP - TRAIL MAINTENANCE COMMUN RECOMMND

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

50.PARKS. 3 MAP - TRAIL CONNECTION RECOMMND

Prior to the recordation of the project map, the applicant shall provide connectivity to the Community Trail to the east of the project via Street "M" east of Lot 144. The Street "M" shall use the same cross section as Street "A" in providing the trail portion.

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50. PRIOR TO MAP RECORDATION

50.PARKS. 4 MAP - TRAIL FENCING RECOMMND

The applicant shall incorporate a fence separation between the trail and the landscape section adjacent to the street side.

50.PARKS. 5 MAP - 8 FOOT DG TRAIL RECOMMND

Provide a minimum of 8 foot DG trail with stabilizer and headers on both sides of the trail on street "A." If you have any questions, please contact H. P. Kang at (951) 955-6998 or email at hpkang@rivcoparks.org.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

he 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 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.

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50. PRIOR TO MAP RECORDATION

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

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

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

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

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 01132, Change of Zone No. 07816 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 designation and/or zone ultimately applied to the property.

50.PLANNING. 7 MAP - HOA MAINTAINED TRACT MAP RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property, in lieu of payment of Quimby Fees, shall be funded and maintained by an assigned HOA entity and not annexed to a Recreation and Parks District or County Service Area. The Project Applicant shall provide the Planning Director with an estimate of revenue generated from homeowner HOA fees in order to determine the financial capability of maintaining HOA designated areas within the Tract Map.

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

Per the Lake Mathews/Woodcrest Area Plan Trails and Bikeway System (Figure 8), an offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community along the northern boundary of the Tract Map shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

maintenance of a ten to fourteen foot (10'-14') wide community trail located along the northern boundary of the Tract Map. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by an assigned HOA entity.

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

placed on the ECS:

"Lot Nos. 1 thru 171, as 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 "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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. 14 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4833 was prepared for this property on by Brian F. Smith and Associates and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS NOTE ARCHAEOLOGICAL (cont.) RECOMMND

is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 15 MAP - ECS NOTE BIOLOGICAL RECOMMND

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

"County Biological Report No. PD-B-05990 and PD-B-06065 was prepared for this property on 10/24/2014 by Glenn Lukos Associates and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, _____. The property is [not] subject to biological resources restrictions based on the results of the report."

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. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

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50. PRIOR TO MAP RECORDATION

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. 30 MAP - AG PRES (NONR) (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of El Sobrante Agricultural Preserve No. 1. Compliance with this condition will satisfy a similar condition applied to this project within the 60 series titled "MAP - AG PRES (NONR) (2)."

50.PLANNING. 32 MAP - CC&R RES HOA 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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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 home owner's association (HOA) or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

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

The home owners' association (HOA) 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.

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50. PRIOR TO MAP RECORDATION

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the home 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.

50.PLANNING. 34 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page _____. This affects all Lots."

50.PLANNING. 35 MAP - MM-BI-3 RECOMMND

PRIOR TO MAP RECORDATION:

The Project's homeowner association covenants, codes, and restrictions (CC&Rs) shall prohibit the planting of the invasive, non-native plant species listed in Table 6-2 of the MSHCP. A copy of the CC&Rs shall be provided to County of Riverside Planning Department staff or its designee to ensure that the provision is included. The homeowners association shall be required to enforce the CC&Rs.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

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 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. 2

MAP - TS/DESIGN

RECOMMND

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

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50.TRANS. 2

MAP - TS/DESIGN (cont.)

RECOMMND

Signals not eligible for fee credit:

Van Buren Boulevard (NS) at A Street (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 3

MAP - TS/GEOMETRICS

RECOMMND

The intersection of McAllister Street (NS) at A Street (EW) shall be improved to provide the following geometrics:

Northbound: one through lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane - stop controlled

The intersection of Street A (NS) at A Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/right-turn lane - stop controlled

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one shared left-turn/through lane

The intersection of Street B (NS) at A Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/right-turn lane - stop controlled

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one shared left-turn/through lane

The intersection of Van Buren Boulevard (NS) at A Street (EW) shall be signalized and improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - TS/GEOMETRICS (cont.) RECOMMND

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

or as approved by the Transportation Department.

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

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

50.TRANS. 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 - 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. 6 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR36390.

50.TRANS. 7 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. 8 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - OFF-SITE ACCESS 2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the northerly extension of westerly loop street "A" (TR36475) to "A" Street (TR36390) and through the northerly extension of "A" Street (TR36390) to Fairway Drive (TR36390) and the westerly extension of Fairway Drive (TR36390) to County maintained McAllister Street.
2. Said off-site access road shall be the northerly extension of street "A" (easterly loop) to "A" Street (TR36390) and through the easterly extension of "A" Street (TR36390) to "EE" Street (TR36390) and through the northerly extension of "EE" Street to Fairway Drive (TR36390) and the northerly extension of Fairway Drive to County maintained Van Buren Boulevard.

50.TRANS. 10

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. 11

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11

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

RECOMMND

approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along "A" Street.
- (2) Streetlights.
- (3) Traffic signals located on A Street at intersection of Van Buren Boulevard.
- (4) Street sweeping.

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

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

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

50.TRANS. 12

MAP - UTILITY PLAN

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 13 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 street "A".

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

50.TRANS. 14 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. 15 MAP - IMP PLANS RECOMMND

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

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

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50.TRANS. 16 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 17 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 18 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. 19 MAP - DEDICATIONS RECOMMND

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

NOTE: 1. A 5' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.

2. The extension of street "A" to "A" Street (TR36390) shall be improved with full-width AC pavement, 6" concrete curb and gutter and sidewalk per Standard No. 105, Section "C", Ordinance 461.

All other roads (streets "B" - "R") are designated LOCAL STREET 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' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

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

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

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

60.EPD. 2 EPD - MBTA SURVEYS RECOMMND

Prior to Grading
Birds and their nests are protected by the Migratory Bird

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEYS (cont.)

RECOMMND

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

60.EPD. 3 EPD BIO MONITORING

RECOMMND

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

60.EPD. 4 EPD - MITIGATION CREDITS/MMP

RECOMMND

Mitigation Credits/MMP
Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have

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60.EPD. 4 EPD - MITIGATION CREDITS/MMP (cont.) RECOMMND

been purchased in accordance with the mitigation measures described in section 6 of the document entitled "Determination of Biologically Equivalent or Superior Preservation Analysis" dated July 17, 2014, updated February 26, 2015 and prepared by Glenn Lukos Associates, Inc.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 5 EPD - PERMANENT FENCING PLAN RECOMMND

Permanent Fencing Plan

Prior to the issuance of a grading permit, the areas mapped as "MSHCP Riparian" and "MSHCP Riverine" and are outside of the mapped project footprint on Exhibit 8 of the document entitled "Determination of Biological Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas" dated July 17, 2014, updated February 26, 2015 and prepared by Glenn Lukos Associates, Inc. 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 delineated riparian area. The fence shall have a minimum height of three 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 three inches cannot pass through the plane of the fence at any point below the minimum height. 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.

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60.EPD. 6 - TEMP FENCING/SIGNAGE

RECOMMND

Temporary Fencing/Signage

The areas mapped as "MSHCP Riparian" and "MSHCP Riverine" and are outside of the mapped project footprint on Exhibit 8 of the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas" dated July 17, 2014, updated February 26, 2015 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entirety of the MSHCP Riparian and Riverine areas. The only areas of the MSHCP Riparian and Riverine areas that will not be fenced are those that have been proposed and accounted for in section 5 "Quantification of Unavoidable Impacts" of the "Determination of Biologically Equivalent or Superior Preservation Analysis" dated July 17, 2014, updated February 26, 2015. The document must be prepared by a biologist who has a MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 7 - MAPPED AVOIDANCE

RECOMMND

The areas mapped as "MSHCP Riparian" and "MSHCP Riverine" and are outside of the area mapped "Development Footprint" on Exhibit 8 of the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis" dated: July 17, 2014, updated February 26, 2015 and prepared by Glenn Lukos Associates, Inc. will be clearly delineated on all pertinent pages of the Grading Plan/project maps to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance, Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Division.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

60.FLOOD RI. 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

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60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 36475 is located within the limits of the Southwest Riverside 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED COMM INEFFECT

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation. This condition is deferred until the issuance of building permit for the 1st model home for the project.

60.PARKS. 2 MAP - DEFERRED CONDITION RECOMMND

"Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation. This condition is deferred until the issuance of building permit for the 1st model home for the project."

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CURATION AGREEMENT RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations of _____ (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CURATION AGREEMENT (cont.) RECOMMND

been received and that all fees have been paid.

60.PLANNING. 2 MAP - NATIVE AMERICAN MONITOR RECOMMND

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

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

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

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

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60.PLANNING. 3 MAP - CULTURAL RESOURCES PRO RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition

60.PLANNING. 4 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum daily disturbed acreage of four (four) acres or 2.3 percent of the total gross acreage of the Tract Map (168.33 acres). Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 5 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to a proposed community trail easement along the northern boundary of the Tract Map and adjacent to lot numbers 4-8, 136 and 142-144, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 9 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

60.PLANNING. 10 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. 11 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites and fuel modification zones (i.e., manufactured slopes), as identified on the TENTATIVE MAP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 168.33 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. 19 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. 20 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. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 01132 and Change of Zone No. 07816 have been approved and adopted by the Board of Supervisors and have been made effective.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 25 MAP - AG PRES (NONR) (2) RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution disestablishing El Sobrante Agricultural Preserve No. 1. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"

60.PLANNING. 26 MAP - NOISE MITIGATION RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a. All construction activities shall comply with County Ordinance No. 847 (Noise Ordinance).

b. Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacture standards.

c. Construction contractors shall place all stationary construction equipment in such a manner so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

d. Construction contractors shall locate construction equipment staging areas in locations in the southeastern portion of the Project site, or along the site's southern or

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - NOISE MITIGATION (cont.)

RECOMMND

western boundaries, in order to provide the maximum distance from nearby sensitive receptors (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

60.PLANNING. 27 MAP - MM-N-1

RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a. All construction activities shall comply with County Ordinance No. 847 (Noise Ordinance).

b. Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c. Construction contractors shall place all stationary construction equipment in such a manner so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

d. Construction contractors shall locate construction equipment staging areas in locations in the southeastern portion of the Project site, or along the site's southern or western boundaries, in order to provide the maximum distance from nearby sensitive receptors (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 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.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE

RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

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

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

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

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

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV REPORT RECOMMND

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

70.PLANNING. 3 MAP- AIR MITIGTAION RECOMMND

Prior to grading permit issuance, the County shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance.

The note also shall be specified in bid documents issued to prospective construction contractors.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP- AIR MITIGTAION (cont.) RECOMMND

a. Mass grading activities shall be limited to no more than 4.0 acres of active ground disturbance per day. The construction contractor shall maintain a written log or map of daily mass grading activities, which shall be available for County of Riverside inspection upon request.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCING RECOMMND

Permanent Fencing
Prior to the issuance of a building permit, the areas mapped as "MSHCP Riparian" and "MSHCP Riverine" and are outside of the mapped project footprint on Exhibit 8 of the document entitled "Determination of Biological Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas" dated July 17, 2014, updated February 26, 2015 and prepared by Glenn Lukos Associates, Inc. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three 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 three 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.

80.EPD. 2 MAP - BIO MONITORING REPORT RECOMMND

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

80.EPD. 3 MAP - LANDSCAPE PLANTS RECOMMND

Prior to issuance of building permits, the Environmental Programs Division and/or the Riverside County Transportation Department Landscape Division shall review

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80.EPD. 3 MAP - LANDSCAPE PLANTS (cont.) RECOMMND

all proposed landscaping elements to verify that none are the prohibited plant species identified in Table 6-2 of section 6.1.4 of the WRMSHCP.

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 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 36475 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

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 subject to review and approval by the County Planning Department.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within all lots of the Tract Map shall be placed underground.

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

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

80.PLANNING. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

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

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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 permaanent 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 DEV PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Lake Mathews Zoning District and Lake Mathews/Woodcrest Area Plan.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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

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

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80.PLANNING. 18

MAP - WALL/FENCING PLANS (cont.)

RECOMMND

view of all fences shall be shown on the fencing plan.

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

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone, split-face, or material of similar appearance, maintenance, and structural durability and shall have wall capping with a minimum wall height of five feet, six inches in height (5'-6").

E. Side yard gates are required on one side of the front yard, and shall be constructed of wrought iron (painted), wood (stained) vinyl or tubular steel (painted). Side and rear yard fencing shall be masonry, slump stone, split-face 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).

F. 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 feet six inches in height (5'-6"). The maximum height of walls or fencing shall be six (6') feet in height.

G. Except for the desert areas, 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, split-face, slumpstone, and shall have capping.

H. Corner lots shall be constructed with wrap-around decorative block, split-face, or slumpstone wall returns and shall have capping.

I. Side yard gates are required on one side of the home

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Parcel: 270-090-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - WALL/FENCING PLANS (cont.) (cont.) RECOMMND

and shall be constructed of powder-coated wrought iron or tubular steel (painted).

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

80.PLANNING. 19 MAP - MM-N-1 RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a. All construction activities shall comply with County Ordinance No. 847 (Noise Ordinance).

b. Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c. Construction contractors shall place all stationary construction equipment in such a manner so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

d. Construction contractors shall locate construction equipment staging areas in locations in the southeastern portion of the Project site, or along the site's southern or western boundaries, in order to provide the maximum distance from nearby sensitive receptors (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibits B and C.

80.PLANNING. 21 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibits B and M.

80.PLANNING. 22 WCS - ELECTRIC CONNECTION RECOMMND

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the permit holder for the Tract Map shall submit to the Department of Building and Safety a written statement from the Southern California Edison Company, confirming that the proposed transmission/distribution utility interconnection is acceptable and in accordance with the procedures established by the California Public Utilities Commission, unless otherwise approved by the Planning Director.

80.PLANNING. 23 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

TRANS DEPARTMENT

80.TRANS. 1 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

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

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

80.TRANS. 2 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

TRACT MAP Tract #: TR36475

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

80.TRANS. 3 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

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

- a. Use 24"x 36" title block and cover sheet on all landscape plans.
- b. Use County standard details for all landscape Plot Plans.
- c. Contact the TLMA-Transportation Department regarding electronic plan checking.

80.TRANS. 4 MAP - TS/AGRMNT WITH CITY RECOMMND

Pursuant to the City of Riverside letter dated November 20, 2014:

Prior to the issuance of any building permits, the applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay standard traffic impacts fees for intersections within the City limits which are impacted by the project. The project proponent shall pay the standard traffic impacts fees in accordance with the fee schedule in effect at the time of building permit issuance.

or as approved by the Director of Transportation

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5

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 "A" Street.
- (2) Streetlights.
- (3) Traffic signals located on A Street at intersection of Van Buren Boulevard.
- (4) Street sweeping.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP - WQMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 2

MAP - WQMP BMP CERT REQ'D

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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:

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

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90. PRIOR TO BLDG FINAL INSPECTION

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

all orders.

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 85 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL (cont.) RECOMMND
representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 85 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative or split-face block wall with capping along all streetsides and corner lot streetsides within the Tract Map. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 2 MAP - WOOD FENCING RECOMMND

Any solid wood fencing proposed shall be constructed at a minimum height of five feet, six inches (5'-6") and only to be located along interior lot side and rear sections of residential lots and shall not be constructed along corner lot streetsides. Said wood fencing shall be subject to the approval of the Planning Director and County Department of Building and Safety.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the 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 168.33 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

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

Environmental Assessment No. 42652.

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

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

All residences shall have automatic roll-up garage doors.

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 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. 2 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 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. 3 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

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. 4 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. 5 MAP - STREETLIGHTS INSTALL RECOMMND

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

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

90.TRANS. 6 MAP - UTILITY INSTALL RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

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. 7 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. 8 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 street "A".

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 85 building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 85 building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

100.PARKS. 3 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 85 building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 4 MAP - PAINTED CROSSWALK EQUEST RECOMMND

Prior to the issuance of the 85 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the painted equestrian crossings at the Street "A" and Streets "J", "M", "L", and "P" on the eastern side of Street "A". Also include appropriate signage and raised crossing walk signal button.

PLANNING DEPARTMENT

100.PLANNING. 1 MAP - PARK PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st building permit within the Tract Map, detailed park plans shall be submitted to and approved by the Planning Department for the park sites designated as Lots 174, 175, 176 and 177. The detailed park plans shall conform with the Conceptual Plans on file with the Planning Department. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 MAP - LOT 176 PARK COMPLETED RECOMMND

Prior to the issuance of the 34th building permit in the Tract Map, the park designated as Lot 176 shall be fully operable.

100.PLANNING. 3 MAP - LOT 174 PARK COMPLETED RECOMMND

Prior to the issuance of the 68th building permit in the Tract Map, the park designated as Lot 174 shall be fully operable.

100.PLANNING. 4 MAP - LOT 175 PARK COMPLETED RECOMMND

Prior to the issuance of the 103rd building permit in the Tract Map, the park designated as Lot 175 shall be fully operable.

100.PLANNING. 5 MAP - LOT 177 PARK COMPLETED RECOMMND

Prior to the issuance of the 137th building permit in the Tract Map, the park designated as Lot 177 shall be fully operable.

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

DATE: March 13, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
Riv. Co. Geology Section-D. Jones

Riv.Co. Landscaping Section
Riv. Co. Archaeology Section
Riverside Transit Agency
Riv. Co. Surveyor Bob Robinson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

City of Riverside
Riverside Unified School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Santa Ana Regional Water Qlty.
South Coast Air Qlty. Mgmt.
Pechanga

GENERAL PLAN AMENDMENT NO. 1132, CHANGE OF ZONE NO. 7816, TENTATIVE TRACT MAP NO. 36475– Applicant: CV Communities — First/First Supervisorial District – Location: Northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), westerly of Blackburn Road - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDC) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum). The **Change of Zone** proposes to change the zoning of the site from Light Agriculture- 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1). The **Tentative Tract Map** proposes a Schedule A subdivision of 168.33 acres into 171 residential lots, 2 water quality basins, two park sites and several open space lots.

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 April 10, 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 a 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 **M. Straite**, Project Planner, at (951) 955-8631 or email at mstraite@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.

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 29, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology Section-Heather Thomson

TENTATIVE TRACT MAP NO. 36475 AMENDED NO. 2 – EA42652- Applicant: CV Communities – Engineer/Representative: T&B Planning - First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community- Estate Density Residential (RC-EDR) and Rural Community-Very Low Density Residential (VCLDR) - Location: Northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), westerly of Blackburn Road - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 168.33 acres into 171 residential lots, 2 water quality detention basins, 4 park sites, and 21 open space lots. APN's: 270-070-004, 270-080-017, 270-090-001, and 270-009-002.

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 20, 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, Environmental Health, EPD, Geology, Archaeology, Parks, Landscaping

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@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. Environmental Programs Dept.
P.D. Landscaping Section-Mark Hughes

TENTATIVE TRACT MAP NO. 36475 AMENDED NO. 1 – Applicant: CV Communities — First/First Supervisorial District – Location: Northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), westerly of Blackburn Road - **REQUEST:** The project proposes a Schedule A subdivision of 168.33 acres into 171 residential lots, 2 water quality basins, two park sites and several open space lots.

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 comments on August 28, 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, Environmental Health, Fire Dept., Building & Safety – Grading, EPD, 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 **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-9901



September 8, 2014

Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: General Plan Amendment No. 1132

Dear Mr. Straite:

Thank you for inviting us to submit comments on the General Plan Amendment No. 1132. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseño people, but is not within Rincon's Historic boundaries. We defer you to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area

Please contact the Native American Heritage Commission and they will assist with a referral to other tribes in the project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Rose Duro
Rincon Culture Committee Chairman

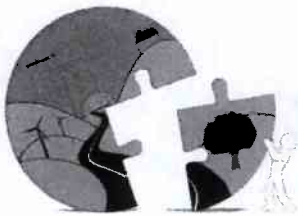
Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Frank Mazzetti III
Council Member



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: CV Communities, LLC

E-Mail: athena@cityventures.com

Mailing Address: 1900 Quail Street

<u>Newport Beach</u>	<small>Street</small> CA	<u>92660</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949) 258-7541 Fax No: () _____

Engineer/Representative's Name: Grant Henninger E-Mail: ghenninger@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

<u>Tustin</u>	<small>Street</small> CA	<u>92780</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 505-6360 ext. 106 Fax No: (714) 505-6361

Property Owner's Name: GUK Lake Matthews LLC, Mary Kraemer Nveholt, John Kraemer & Karen Bailey E-Mail: _____

Mailing Address: _____

_____	<small>Street</small>	_____
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: () _____ Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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.

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.

Mike White, Vice President CV Communities

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.

Paul Kraemer
PRINTED NAME OF PROPERTY OWNER(S)

Paul Kraemer - Elk Lake Matthews LLC
SIGNATURE OF PROPERTY OWNER(S)

John Kraemer
PRINTED NAME OF PROPERTY OWNER(S)

John Kraemer, etal
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): 270-070-004, 270-080-017, 270-090-001, 270-090-002

Section: 32 & 33 Township: 3S Range: 5W

Approximate Gross Acreage: 168.33

General location (nearby or cross streets): North of El Sobrante Road, South of Dove Canyon Drive, East of McAllister Street, West of Vista Del Lago Drive.

APPLICATION FOR CHANGE OF ZONE

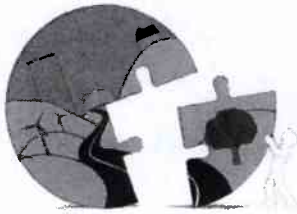
Thomas Brothers map, edition year, page number, and coordinates: Page 745 GRID: B5, B6, C5, C6

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

Zone Change from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1).

Related cases filed in conjunction with this request:

General Plan Amendment, Tentative Tract Map No. 36475.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: CV Communities, LLC E-Mail: athena@cityventures.com

Mailing Address: 1900 Quail Street

Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 258-7541 Fax No: (____) _____

Engineer/Representative's Name: Grant Henninger E-Mail: ghenninger@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 ext. 106 Fax No: (714) 505-6361

Property Owner's Name: GUK Lake Matthews LLC, Mary Kraemer Nveholt, John Kraemer & Karen Bailey E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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.

Michael White
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.

Paul Kraemer
PRINTED NAME OF PROPERTY OWNER(S)

Paul Kraemer for Lake Matthews LLC
SIGNATURE OF PROPERTY OWNER(S)

John Kraemer
PRINTED NAME OF PROPERTY OWNER(S)

John Kraemer
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-070-004, 270-080-017, 270-090-001, 270-090-002

Section: 32 & 33 Township: 3S Range: 5W

Approximate Gross Acreage: 168.33

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of El Sobrante Road, South of Dove Canyon Drive, East of McAllister Street, West of Vista Del Lago Drive.

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 745 GRID: B5, B6, C5, C6

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): RC-EDR, RC-VLDR

Proposal (describe the details of the proposed general plan amendment):

General Plan Amendment changes land use designation from a combination of Rural Community Estate Density Residential and Rural Community Very Low Density Residential to Rural Community Low Density Residential.

Related cases filed in conjunction with this request:

Change of Zone, Tentative Tract Map No. 36475

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. N/A

E.A. Nos. (if known) N/A E.I.R. Nos. (if applicable): N/A

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison		X
Gas Company	Southern California Gas Company		X
Telephone Company	Verizon Communications		X
Water Company/District	Western Municipal Water District		X
Sewer District	Western Municipal Water District		X

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) approx. 4,400 feet

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) approx. 4,400 feet

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/23/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR 36475 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

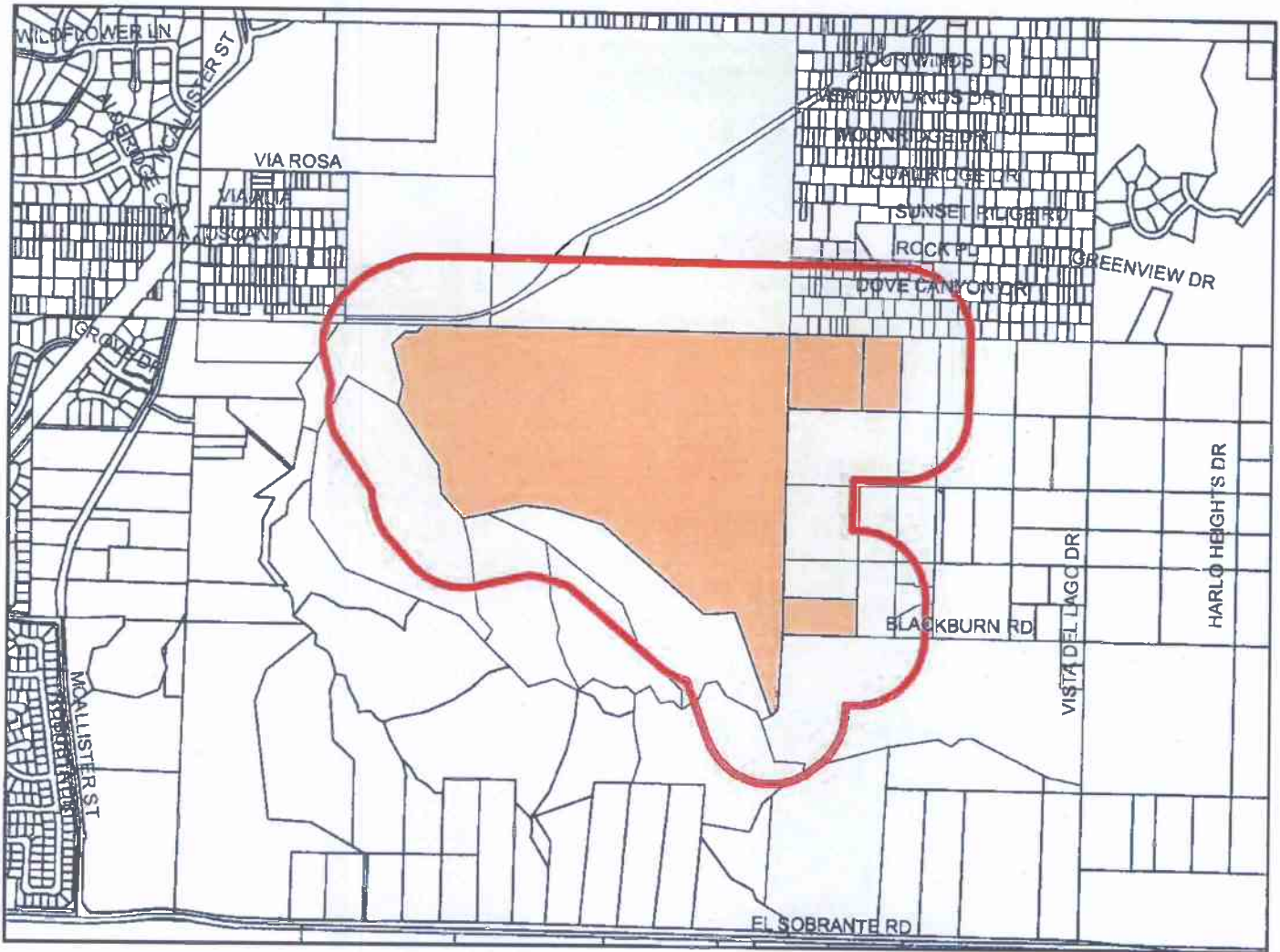
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by m. stuart
exp. 9/03/15*

TR36475 (600 feet buffer)



Selected Parcels

270-060-001 270-070-006 270-070-005 270-080-016 271-240-006 271-240-019 271-240-048 271-240-026 271-240-023 271-240-005
 270-160-008 271-240-010 271-240-011 271-240-012 271-240-016 271-240-037 271-240-056 271-240-055 270-090-010 271-240-018
 269-202-055 271-270-001 271-240-002 271-270-031 271-240-045 270-070-004 270-080-017 270-090-001 270-090-002 270-090-008
 270-090-009 271-240-047 271-240-040 271-240-017 271-240-050 270-080-002 270-080-015 270-080-030 270-080-001 270-080-018
 271-240-027 271-270-030 271-240-039 270-080-031 271-240-052 271-270-056 271-240-041 271-240-038 269-100-009 269-100-011
 269-100-012 270-140-001 271-270-028 271-240-053 271-270-029 271-270-071 269-202-032 271-240-001 271-240-020 270-070-002
 270-080-021 271-240-003 271-240-051 271-240-014 271-240-035 269-202-054 271-240-009 271-240-031 271-240-028 270-090-



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

4/29/2015 2:28:36 PM

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Kevin Jeffries, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

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

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

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

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

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

ATTN: David Jones
Geologist
Mail Stop 1070

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

ATTN: Charissa Leach
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside
County
Mail Stop 1070

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

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

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

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

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

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

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

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

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

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

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Mark Nechodom
Director at State Conservation,
801 K Street, MS 24-01,
Sacramento, CA 95814

LAFCO
3850 Vine St., Suite 110
Riverside, CA 92507-4277

GERMAN AGUIRRE
14329 DOVE CANYON DR
RIVERSIDE, CA. 92503

FRED MIGUEL ALVAREZ
14305 ROCK PL
RIVERSIDE, CA. 92503

MICHAEL GREGORY AMSBRY
35 N ARROYO PKWY NO 230
PASADENA, CA. 91103

LEANNE L BAKER
14269 DOVE CANYON DR
RIVERSIDE, CA. 92503

GEORGE A BANDY
14075 ROCKPLACE DR
RIVERSIDE, CA. 92503

JOHN J BARCAL
1301 EAST RD
LA HABRA HTS, CA. 90631

SUZANNE BARRETT
14049 DOVE CANYON DR
RIVERSIDE, CA. 92503

MARIA BELTRAN
14214 DOVE CANYON DR
RIVERSIDE, CA. 92503

DOMINIQUE BIDEGARAY
P O BOX 7804
RIVERSIDE, CA. 92513

ANNA BORONICH
2103 SAPOTA DR
LA HABRA HEIGHTS, CA. 90631

BOSCH PROP
C/O DAN BOSCH
7626 E SKYLARK PL
ORANGE, CA. 92869

MAX LEWIS CARDEY
P O BOX 288
RIVERSIDE, CA. 92502

JOSE CARRASCO
14319 DOVE CANYON DR
RIVERSIDE, CA. 92503

SAM M CHAOUI
14361 DOVE CANYON DR
RIVERSIDE, CA. 92503

H & K TAKENAGA ENTERPRISES INC
17241 VISTA DEL LAGO
RIVERSIDE, CA. 92503

H TAKENAGA FARMS INC
17241 VISTA DE LANGO
RIVERSIDE, CA. 92503

RODNEY L HALL
14125 ROCK PL
RIVERSIDE, CA. 92503

DWIGHT HERNDON
14229 DOVE CANYON DR
RIVERSIDE, CA. 92503

LARRY G HICKS
14309 DOVE CANYON DR
RIVERSIDE, CA. 92503

ROGER JACKSON
14029 DOVE CANYON DR
RIVERSIDE, CA. 92503

LAURENT A JONES
14069 DOVE CANYON DR
RIVERSIDE, CA. 92503

MICHAEL B KRAPES
14165 ROCK PL
RIVERSIDE, CA. 92503

DONALD LANHAM
14185 ROCK PL
RIVERSIDE, CA. 92503

LENNAR HOMES OF CALIF INC
C/O GARY GLAZER
980 MONTECITO DR STE 302
CORONA, CA. 92879

LINCOLN TRUST CO
P O BOX 5831
DENVER, CO. 80217

GLEN W MACGREGOR
14249 DOVE CANYON DR
RIVERSIDE, CA. 92503

RICHARD M MAXFIELD
14074 DOVE CANYON DR
RIVERSIDE, CA. 92503

MICHAEL B MCDAID
14019 DOVE CANYON DR
RIVERSIDE, CA. 92503

DAVID F COTTON
14174 DOVE CANYON DR
RIVERSIDE, CA. 92503

DAVID D CUE
4130 FLAT ROCK DR NO 7B
RIVERSIDE, CA. 92505

MARILOU DEMONTANO
14359 DOVE CANYON DR
RIVERSIDE, CA. 92503

PATRICIA DICRISTOFARO
14285 DOVE CANYON DR
RIVERSIDE, CA. 92503

DMB SAN JUAN INV NORTH
C/O DONALD L VODRA
28811 ORTEGA HIGHWAY
SAN JUAN CAPO, CA. 92675

JOANNE M ELLIOTT
935 LAURELWOOD ST
CARLSBAD, CA. 92009

ANDREW L ERSEK
625 LEMON HILL TER
FULLERTON, CA. 92832

MAURICIO A ESTEPA
14275 ROCK PL
RIVERSIDE, CA. 92503

MATTHEW BRENT FAIRBANKS
14065 ROCK PL
RIVERSIDE, CA. 92503

WALTER L FERRARI
2103 SAPOTA DR
LA HABRA HEIGHTS, CA. 90631

JOI LEA GARNER
14134 DOVE CANYON DR
RIVERSIDE, CA. 92503

CHAD GERLICH
14265 ROCK PL
RIVERSIDE, CA. 92503

DAVID A GILSTRAP
14064 DOVE CANYON DR
RIVERSIDE, CA. 92503

GUK LAKE MATTHEWS
18621 MESA DR
VILLA PARK, CA. 92861

JAY F MCPHAIL
14225 ROCK PL
RIVERSIDE, CA. 92503

JUAN EDUARDO MEJIA
14259 DOVE CANYON DR
RIVERSIDE, CA. 92503

NANCY J METCALF
14095 ROCK PL
RIVERSIDE, CA. 92503

DUSTIN MILLER
14289 DOVE CANYON DR
RIVERSIDE, CA. 92503

JULIO F MONROY
P O BOX 823
COLTON, CA. 92324

HUMBERTO B MOYA
14045 ROCK PL
RIVERSIDE, CA. 92503

ED NOLAN
14239 DOVE CANYON DR
RIVERSIDE, CA. 92503

KAREN A PARADISE
14024 DOVE CANYON DR
RIVERSIDE, CA. 92503

PARTHENON DEV
P O BOX 77816
CORONA, CA. 92877

WALLACE J PARTRIDGE
C/O ROBERT MCINTEER
14254 DOVE CANYON DR
RIVERSIDE, CA. 92503

JOHN E PEDERSEN
14089 DOVE CANYON DR
RIVERSIDE, CA. 92503

DANIEL L PIPPENGER
14139 DOVE CANYON DR
RIVERSIDE, CA. 92503

RIVERSIDE CO REGIONAL PARK & OPEN SP DIST
4600 CRESTMORE RD
JURUPA VALLEY, CA. 92509

MARIA S SANCHEZ
14284 DOVE CANYON DR
RIVERSIDE, CA. 92503

MARCO A SANDOVAL
14324 DOVE CANYON DR
RIVERSIDE, CA. 92503

FARZANA SHAHID
8630 CAVEL ST
DOWNEY, CA. 90242

JO ANN SMITH
2450 DANIELS RD
MOBILE, AL. 36605

JACK R STONES
14219 DOVE CANYON DR
RIVERSIDE, CA. 92503

MARY LACAPRIA STREETER
6208 TAPIA DR APT E
MALIBU, CA. 90265

NORMAN E SWAIN
14279 DOVE CANYON DR
RIVERSIDE, CA. 92503

T & S INV CO
C/O GED TILDEN
1540 HEATHER LN
RIVERSIDE, CA. 92504

EUGENE I TAKENAGA
17241 VISTA DEL LAGO DR
RIVERSIDE, CA. 92503

RICHARD AKEMI TAKENAGA
14240 BLACKBURN RD
RIVERSIDE, CA. 92503

CARLOS S URIBE
14204 DOVE CANYON DR
RIVERSIDE, CA. 92503

RONALD ERIC WELCH
14054 DOVE CANYON DR
RIVERSIDE, CA. 92503

WAYNE P WHITE
14299 DOVE CANYON DR
RIVERSIDE, CA. 92503

WALTER DAVID WILSEY
14145 ROCK PL
RIVERSIDE, CA. 92503

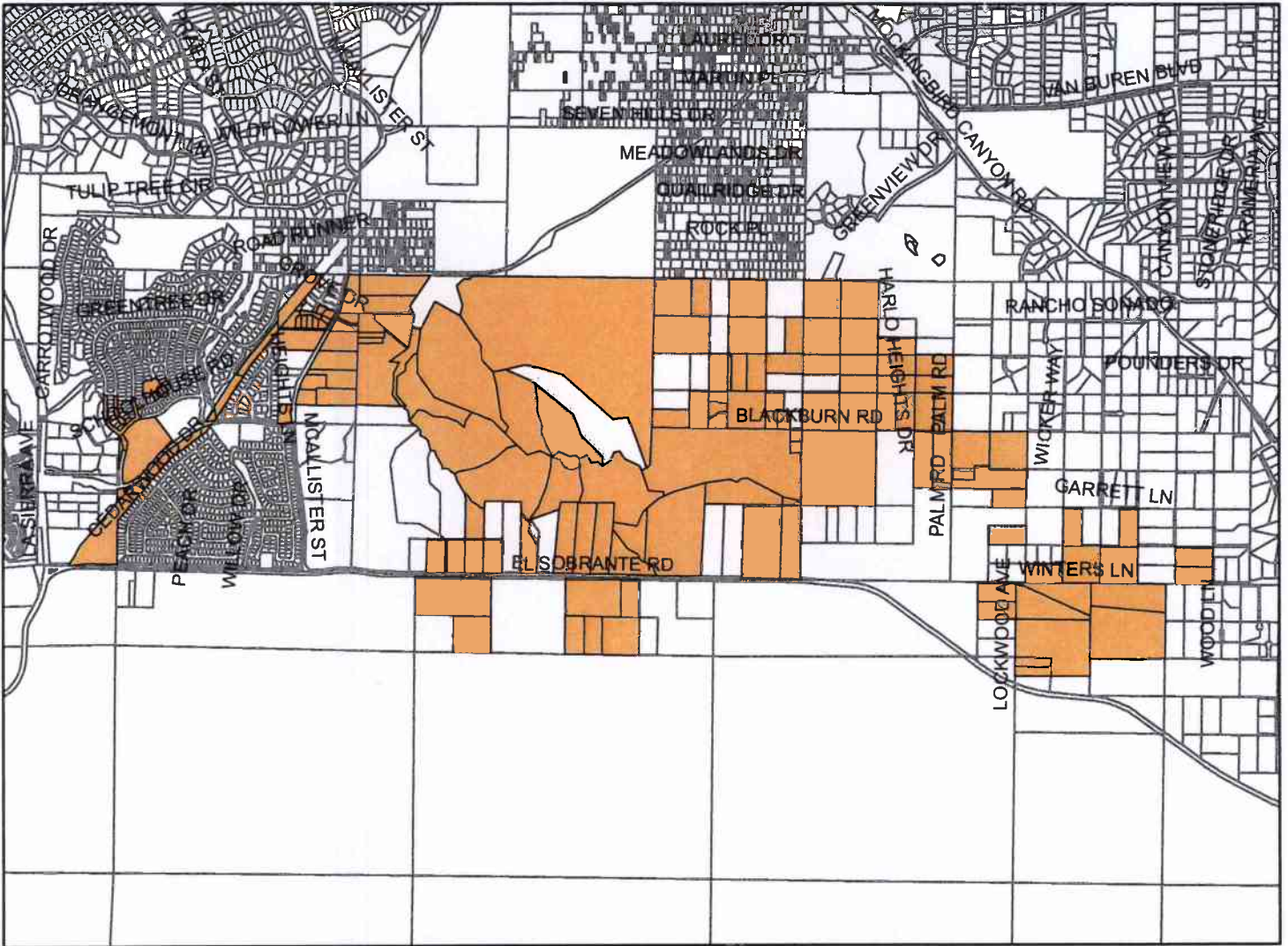
EVELYN J WOJTOWICZ
14245 ROCK PL
RIVERSIDE, CA. 92503

TR36475

JAYSON L WOOD
14189 DOVE CANYON DR
RIVERSIDE, CA. 92503

WENHAI YU
17508 SEVEN SPRINGS WAY
RIVERSIDE, CA. 92504

El Sobrante AG Preserve # 1



Selected Parcels

270-110-007	270-060-011	270-080-029	270-300-020	270-080-012	270-100-005	270-060-001	273-270-004	270-360-028	270-070-006
270-300-026	270-160-010	270-070-005	270-080-016	270-110-013	270-200-059	285-030-001	285-030-003	273-280-002	273-280-012
285-060-003	270-360-024	270-160-024	273-280-029	270-110-006	270-060-007	270-300-024	270-110-005	270-160-008	270-110-011
270-110-010	270-360-029	270-160-023	270-120-001	270-060-013	285-060-017	270-090-010	270-110-008	270-140-004	270-140-005
270-150-004	270-120-004	285-030-005	285-030-011	285-030-012	270-090-008	270-080-004	270-080-005	270-090-006	270-110-014
285-040-004	285-060-015	270-110-009	270-120-003	270-110-015	273-270-006	270-300-025	270-100-002	270-050-030	270-050-031
270-160-027	273-270-007	270-050-006	270-050-008	270-050-029	270-080-015	270-080-030	270-060-014	270-060-016	273-270-002
285-040-003	285-060-001	285-060-002	270-360-027	273-250-002	270-100-008	270-050-038	270-150-003	273-280-030	270-080-010
270-080-031	270-150-002	270-070-004	270-080-017	270-090-001	270-090-002	270-140-001	270-150-005	270-160-009	270-160-028
270-300-028	270-100-007	270-080-028	270-300-022	270-110-004	270-360-030	270-070-002	270-080-019	270-080-020	270-080-021
270-160-005	270-050-040	270-160-026	270-050-028	270-080-006	270-110-001	270-300-030	270-050-022	270-190-011	270-200-045
270-200-046	270-200-047	270-250-035	270-250-036	270-260-023	270-420-013	270-100-001	270-120-005	273-250-009	270-360-025

First 120 parcels shown



3,000 1,500 0 3,000 Feet

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

ASMT: 270050028, APN: 270050028
SANDY CHANG, ETAL
17288 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270060007, APN: 270060007
EMILY LUH, ETAL
17172 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270050029, APN: 270050029
LYNDA CONANT, ETAL
P O BOX 7908
RIVERSIDE CA 92513

ASMT: 270060011, APN: 270060011
IIDELISA PEREZ, ETAL
17140 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270050031, APN: 270050031
IRENE DOMINGUEZ, ETAL
17191 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270060013, APN: 270060013
EQUITY TRUST CO
17301 SANTIAGO CANYON RD
SILVERADO CA 92676

ASMT: 270050038, APN: 270050038
MARIA LOPEZ, ETAL
17392 CROSS CREEK LN
RIVERSIDE CA 92503

ASMT: 270060016, APN: 270060016
MARIA GARCIA, ETAL
17160 MCALLISTER ST
RIVERSIDE CA 92503

ASMT: 270050040, APN: 270050040
KATHRYN HAYES, ETAL
17390 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270070002, APN: 270070002
DONALD CARDEY, ETAL
P O BOX 288
RIVERSIDE CA 92502

ASMT: 270060001, APN: 270060001
MARION ERSEK, ETAL
625 LEMON HILL TER
FULLERTON CA 92832

ASMT: 270070006, APN: 270070006
WALTER FERRARI, ETAL
2103 SAPOTA DR
LA HABRA HEIGHTS CA 90631

ASMT: 270060006, APN: 270060006
SUSAN STINCHFIELD, ETAL
17166 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270080006, APN: 270080006
LILY TAKENAGA, ETAL
17255 VISTA DEL LAGO
RIVERSIDE, CA. 92503



ASMT: 270080010, APN: 270080010
JULIA MUSGROVE
14440 BLACKBURN RD
RIVERSIDE, CA. 92503

ASMT: 270080031, APN: 270080031
LAURA MONROY, ETAL
P O BOX 221
RIVERSIDE CA 92502

ASMT: 270080012, APN: 270080012
ELVIRA ZEPEDA, ETAL
23787 PEPPER TREE LN
COLTON CA 92324

ASMT: 270090002, APN: 270090002
MILL HILL INC, ETAL
3994 RAWHIDE RD
ROCKLIN CA 95677

ASMT: 270080016, APN: 270080016
BOSCH PROP
C/O DAN BOSCH
7626 E SKYLARK PL
ORANGE CA 92869

ASMT: 270090004, APN: 270090004
SAM CHAOUI
14361 DOVE CANYON DR
RIVERSIDE CA 92503

ASMT: 270080019, APN: 270080019
MICHAEL AMSBRY
35 N ARROYO PKY NO 230
PASADENA CA 91103

ASMT: 270090008, APN: 270090008
K TAKENAGA ENTERPRISES INC, ETAL
17241 VISTA DEL LAGO
RIVERSIDE CA 92503

ASMT: 270080028, APN: 270080028
MARIA YBARRA
2485 SANDRA DR
RIVERSIDE CA 92509

ASMT: 270090010, APN: 270090010
PHOEBE TAKENAGA, ETAL
17241 VISTA DEL LAGO DR
RIVERSIDE, CA. 92503

ASMT: 270080029, APN: 270080029
LETICIA GARCIA, ETAL
5639 PICKER ST
RIVERSIDE CA 92503

ASMT: 270100001, APN: 270100001
BETH PELTZER, ETAL
5520 E BIG SKY LN
ANAHEIM CA 92807

ASMT: 270080030, APN: 270080030
JOANNE ELLIOTT
935 LAURELWOOD ST
CARLSBAD CA 92009

ASMT: 270100002, APN: 270100002
SANDRA RHOADES, ETAL
J D RHOADES
17065 HARLO HEIGHTS
RIVERSIDE CA 92503



ASMT: 270100005, APN: 270100005
ALI ABBAS
17230 HARLO HEIGHTS DR
RIVERSIDE, CA. 92503

ASMT: 270110007, APN: 270110007
DUANE HEARRELL, ETAL
C/O DUANE P HEARRELL
3410 LA SIERRA AVE NO F89
RIVERSIDE CA 92503

ASMT: 270100007, APN: 270100007
LYNN KROGH
13164 MELODY LN
PARKER CO 80138

ASMT: 270110008, APN: 270110008
JACQUELINE VELAZQUEZ, ETAL
17301 PALM RD
RIVERSIDE, CA. 92503

ASMT: 270100008, APN: 270100008
SILVIA BARRON, ETAL
5825 CLARA ST
BELL GARDENS CA 90201

ASMT: 270110009, APN: 270110009
ANGELICA HERNANDEZ, ETAL
17475 PALM RD
RIVERSIDE, CA. 92503

ASMT: 270110003, APN: 270110003
GEORGE HEIDLER, ETAL
C/O SHIRLEE L HEIDLER
18571 ROSENAU RD
VILLA PARK CA 92861

ASMT: 270110011, APN: 270110011
DOMINIC ALDI
1016 ALTA PINE DR
ALTADENA CA 91001

ASMT: 270110004, APN: 270110004
MARK BLAIR
3410 LA SIERRA AVE F 394
RIVERSIDE CA 92503

ASMT: 270110012, APN: 270110012
SUZANNE RICHARDSON
14850 BLACKBURN RD
RIVERSIDE, CA. 92503

ASMT: 270110005, APN: 270110005
DONNA KEATS, ETAL
17311 PALM RD
RIVERSIDE, CA. 92503

ASMT: 270110013, APN: 270110013
BRANDON SNEIDERWINE
14880 BLACKBURN RD
RIVERSIDE, CA. 92503

ASMT: 270110006, APN: 270110006
ROSALIE CHAVEZ, ETAL
18501 SANTA ROSA MINE RD
PERRIS CA 92570

ASMT: 270110014, APN: 270110014
HAYLEY HEIDLER
14650 BLACKBURN RD
RIVERSIDE, CA. 92503



ASMT: 270110015, APN: 270110015
Wafa AZIZ, ETAL
14630 BLACKBURN RD
RIVERSIDE, CA. 92503

ASMT: 270150003, APN: 270150003
JOSHUA MOORE
17675 VISTA DEL LAGO
RIVERSIDE, CA. 92503

ASMT: 270120001, APN: 270120001
DOUGLASS FAMILY PARTNERSHIP NO 1
10401 CARMEL DR
VILLA PARK CA 92861

ASMT: 270150004, APN: 270150004
EVERGROWING NURSERY INC
3410 LA SIERRA AVE F169
RIVERSIDE CA 92503

ASMT: 270120003, APN: 270120003
HUYNH LE, ETAL
14561 WILSON ST
MIDWAY CITY CA 92655

ASMT: 270160005, APN: 270160005
MICHAEL AMSBRY
35 N ARROYO PKWY NO 230
PASADENA CA 91103

ASMT: 270120004, APN: 270120004
MARIA SAMAYOA, ETAL
17640 PALM RD
RIVERSIDE, CA. 92503

ASMT: 270160006, APN: 270160006
RJ EL SOBRANTE
P O BOX 9
SAN JUAN CAPO CA 92693

ASMT: 270120005, APN: 270120005
PATRICIA ROBERTS
17681 PALM RD
RIVERSIDE, CA. 92503

ASMT: 270160007, APN: 270160007
WMWD
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 270150001, APN: 270150001
S INV CO, ETAL
C/O GED TILDEN
1540 HEATHER LN
RIVERSIDE CA 92504

ASMT: 270160008, APN: 270160008
DMB SAN JUAN INV NORTH
C/O DONALD L VODRA
28811 ORTEGA HIGHWAY
SAN JUAN CAPO CA 92675

ASMT: 270150002, APN: 270150002
KENNETH BEAVER
14731 BLACKBURN RD
RIVERSIDE, CA. 92503

ASMT: 270160009, APN: 270160009
LINCOLN TRUST CO
P O BOX 5831
DENVER CO 80217



ASMT: 270160010, APN: 270160010
ARLENE HUGHES
331 BAGNALL AVE
PLACENTIA CA 92870

ASMT: 270190031, APN: 270190031
VICTORIA GROVE COMMUNITY ASSOCIATION
P O BOX 1117
CORONA CA 92878

ASMT: 270160016, APN: 270160016
SOBRANTE HOLDINGS
20335 VIA TARRAGONA
YORBA LINDA CA 92887

ASMT: 270200056, APN: 270200056
RIVERSIDE UNIFIED SCHOOL DIST
C/O JANET DIXON
3070 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 270160021, APN: 270160021
WILLIAM CRAMER, ETAL
601 PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 270200059, APN: 270200059
BREHM VICTORIA GROVE
C/O FORREST W BREHM
2714 LOKER AVE W STE 300
CARLSBAD CA 92008

ASMT: 270160023, APN: 270160023
DOR WIL ASSOC
9622 JAMES CIR
VILLA PARK CA 92667

ASMT: 270260023, APN: 270260023
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 270160024, APN: 270160024
CRAMER BROS
C/O WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 270300016, APN: 270300016
WMWD
450 ALESSANDRO BLV
RIVERSIDE CA 92508

ASMT: 270160027, APN: 270160027
OFELIA REYES, ETAL
5159 E CRESCENT DR
ANAHEIM CA 92807

ASMT: 270300020, APN: 270300020
ALERO EJEYE
12853 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270160028, APN: 270160028
LOS DELANTARES
C/O JOSE JESUS GONZALEZ
1210 W DWYER DR
ANAHEIM CA 92801

ASMT: 270300021, APN: 270300021
MARGARET HUANG, ETAL
12865 HEATHER CREST CT
RIVERSIDE, CA. 92503



ASMT: 270300022, APN: 270300022
MARIAN CROAK
834 RIVER RD
FAIR HAVEN NJ 7704

ASMT: 270360024, APN: 270360024
SARAH HICKEN, ETAL
17385 HAWKWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270300023, APN: 270300023
GLORIA VICTORIA, ETAL
12889 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360025, APN: 270360025
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 270300024, APN: 270300024
DAVID SAPIEN
12901 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360027, APN: 270360027
JANICE TURLEY, ETAL
12024 LA CIMA DR
LA MIRADA CA 90638

ASMT: 270300025, APN: 270300025
MARIANNE PAGE, ETAL
12913 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360028, APN: 270360028
ANGELA KHOURY
12382 MESA GROVE DR
RIVERSIDE CA 92503

ASMT: 270300026, APN: 270300026
JESSE HIGAKI, ETAL
12930 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360029, APN: 270360029
DONALD MATTHEWS
12368 MESA GROVE DR
RIVERSIDE, CA. 92503

ASMT: 270300027, APN: 270300027
ROSELIE BAUMAN, ETAL
12918 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360030, APN: 270360030
MARK KNIGHT
12340 MESA GROVE DR
RIVERSIDE, CA. 92503

ASMT: 270300030, APN: 270300030
MOHAMED SEIRAFI
12906 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360040, APN: 270360040
WAUNETA HENNING
12257 SKYWOOD CT
RIVERSIDE, CA. 92503



ASMT: 270420013, APN: 270420013
NANCY CLARKE
12005 BRIANWOOD DR
RIVERSIDE, CA. 92503

ASMT: 273250010, APN: 273250010
REEL EM IN INC
3410 LA SIERRA NO F234
RIVERSIDE CA 92503

ASMT: 270420014, APN: 270420014
RACHEL ONG
12112 AMDER HILL TR
MORENO VALLEY CA 93557

ASMT: 273270004, APN: 273270004
CAROL LAM, ETAL
1028 N TURNER AVE NO 148
ONTARIO CA 91764

ASMT: 270420027, APN: 270420027
VICTORIA GROVE MAINTENANCE ASSN
11830 PIERCE ST STE 300
RIVERSIDE CA 92505

ASMT: 273270006, APN: 273270006
MARY DESILVA, ETAL
PMB 220
3410 LA SIERRA AVE #F20
RIVERSIDE CA 92503

ASMT: 270420028, APN: 270420028
VICTORIA GROVE MAINTENANCE ASSN
7 UPPER NEWPORT PLAZA
NEWPORT BEACH CA 92660

ASMT: 273270007, APN: 273270007
JEFFREY WILSON
17886 PALM RD
RIVERSIDE CA 92503

ASMT: 273250002, APN: 273250002
FELICITA AYON, ETAL
C/O AYON NURSERY
P O BOX 91922
CITY OF INDUSTRY CA 91715

ASMT: 273280029, APN: 273280029
DIANE TANKE, ETAL
15840 WINTERS LN
RIVERSIDE, CA. 92504

ASMT: 273250007, APN: 273250007
WMWD
15280 WINTERS LN
RIVERSIDE, CA. 92503

ASMT: 273280030, APN: 273280030
JUDI KESSLER
8918 ELLINGHAM ST
SAN DIEGO CA 92129

ASMT: 273250009, APN: 273250009
LESLIE DARAFEEV, ETAL
17650 PALM RD
RIVERSIDE, CA. 92503

ASMT: 285030003, APN: 285030003
CF CDG LAKE RANCH VENTURE
C/O DAN OBANNON
23 CORPORATE PLZ STE 246
NEWPORT BEACH CA 92660



ASMT: 285030012, APN: 285030012
GONZALEZ REYNOSO RANCH
C/O MIGUEL GONZALEZ
P O BOX 1449
ANAHEIM CA 92815

ASMT: 285060017, APN: 285060017
CARL BUNKE, ETAL
15010 EL SOBRANTE RD
RIVERSIDE, CA. 92503

ASMT: 285040003, APN: 285040003
RODNEY BUNKE, ETAL
18041 LOCKWOOD AVE
RIVERSIDE CA 92503

ASMT: 285060018, APN: 285060018
SOHRA SALMAN
15016 EL SOBRANTE RD
RIVERSIDE, CA. 92503

ASMT: 285040004, APN: 285040004
DELIA GONZALEZ, ETAL
18105 LOCKWOOD AVE
RIVERSIDE, CA. 92503

ASMT: 285060002, APN: 285060002
RODNEY BUNKE, ETAL
508 OVERLAND CIR
JEFFERSON CO 80456

ASMT: 285060003, APN: 285060003
CHING KUO HSIAO
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

ASMT: 285060015, APN: 285060015
ELLEN HETTINGA, ETAL
P O BOX 51630
IRVINE CA 92619

ASMT: 285060016, APN: 285060016
MAI MAI, ETAL
19052 E SMILEY DR
ORANGE CA 92869



ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Kevin Jeffries, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

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

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

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

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

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

ATTN: David Jones
Geologist
Mail Stop 1070

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

ATTN: Charissa Leach
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside
County
Mail Stop 1070

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

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

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

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

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

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

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

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

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

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

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Mark Nechodom
Director of State Conservation,
801 K Street, MS 24-01
Sacramento, CA 95814

Meri A. Meruz
California Department of Conservation
801 K Street, MS 18-01
Sacramento CA, 95814

LAFCO
3850 Vine St., Suite 110
Riverside, CA 92507-4277



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
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.

TR36475 / GPA01132 / CZ07816/AG1044
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

CV Communities, LLC
Project Applicant

1900 Quail Street, Newport Beach, CA 92660
Address

The project site is located northerly of Lake Mathews, southerly of Street A in the Citrus Heights Specific Plan, and westerly of Blackburn Road.
Project Location

The project proposes a Schedule "A" subdivision of 168.33 acres into 171 residential lots, 2 water quality basins, 4 recreational parks, and 22 open spaced lettered lots. The project will also amend the General Plan Land Use Designation from Rural Community-Very Low Density Residential (RC:VLDR) and Rural Community-Estate Density Residential (RC:EDR) to Rural Community-Low Density Residential (RC:LDR) (1/2 Acre minimum and to change the project zoning designation from Light Agriculture-10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1). Agricultural Preserve Diminishment No. 1044 proposes to remove the Project site from the El Sobrante No. 1 Agricultural Preserve, and diminish the preserve.

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 NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$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 NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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

11/17/2014
Date

Date Received for Filing and Posting at OPR: _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36475 / GPA1132 / CZ7816/AG1044

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: _____

Applicant/Project Sponsor: CV Communities, LLC Date Submitted: 11/25/2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: Matt Straite Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Matt Straite at 951-955-8631.

Please charge deposit fee case#: ZEA42652 ZCFG 6032

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1411622

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: CV COMMUNITIES LLC \$2,210.00
paid by: CK 70000-00012739
EA42652
paid towards: CFG06032 CALIF FISH & GAME: DOC FEE
at parcel: 14480 BLACKBURN RD RIV
appl type: CFG3

By _____ Oct 23, 2014 16:23
MGARDNER posting date Oct 23, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
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38686 El Cerrito Rd
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(760) 863-8271

Received from: CV COMMUNITIES LLC
paid by: CK 70000-00011443 EA42652 \$50.00
paid towards: CFG06032 CALIF FISH & GAME: DOC FEE
at parcel: 14480 BLACKBURN RD RIV
appl type: CFG3

By BNTHOMAR Nov 25, 2013 16:21
posting date Nov 25, 2013

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

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