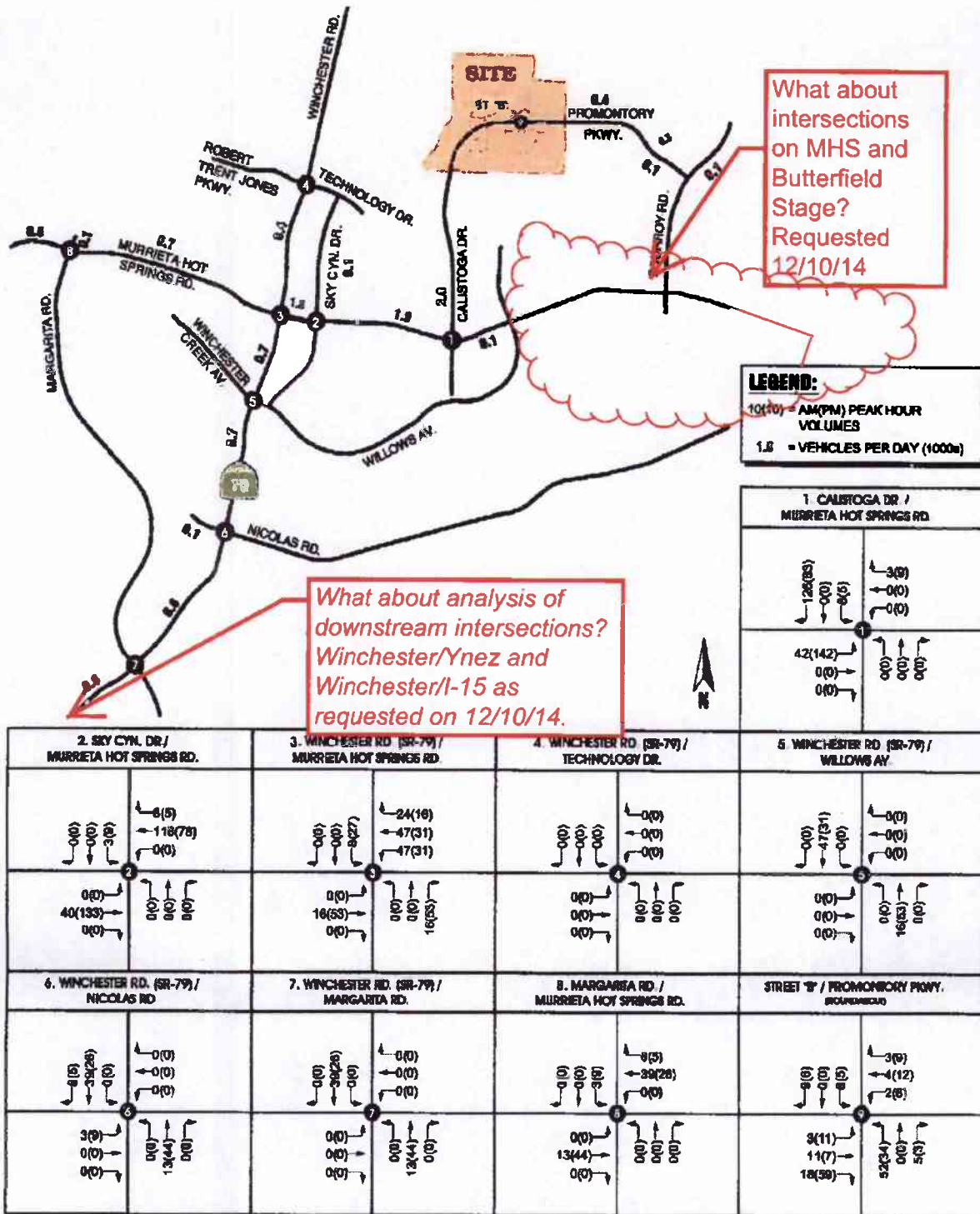


**FIGURE 4.8-2  
Project Only Traffic Volumes**



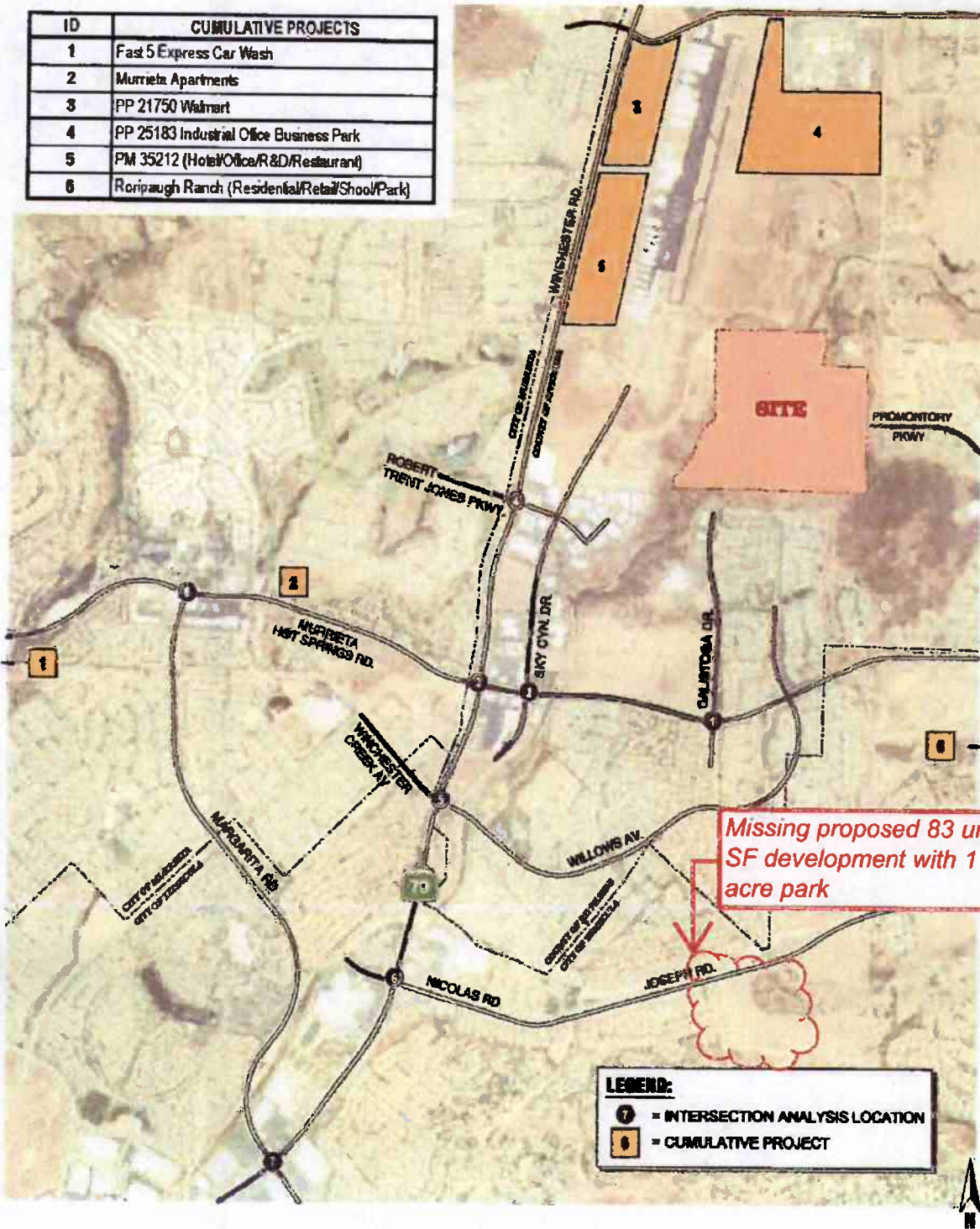
What about intersections on MHS and Butterfield Stage?  
Requested 12/10/14

What about analysis of downstream intersections?  
Winchester/Ynez and Winchester/I-15 as requested on 12/10/14.

Source: French Valley Residential Traffic Impact Analysis prepared by Trames Solutions, Inc. dated February 2014

**FIGURE 4.8-4  
Cumulative Projects Location Map**

ID	CUMULATIVE PROJECTS
1	Fast 5 Express Car Wash
2	Murrieta Apartments
3	PP 21750 Walmart
4	PP 25183 Industrial Office Business Park
5	PM 35212 (Hotel/Office/R&D/Restaurant)
6	Roripaugh Ranch (Residential/Retail/Shop/Park)



Source: French Valley Residential Traffic Impact Analysis prepared by Trames Solutions, Inc. dated February 2014

**Tom Dodson & Associates**  
Environmental Consultants



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

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

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

**COMMENT LETTER #5**

*Serious drought  
Help save water!*

July 2, 2015

File: 08-RIV-79-PM-M6.93

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

Draft Environmental Assessment for the French Valley Residential Neighborhood  
General Plan Amendment (GPA 01123); Specific Plan No. 265, Amendment No. 1; Change of  
Zone (CZ 07806); and Tentative Tract Map No. 36456

Mr. Straite,

The California Department of Transportation (Caltrans) has completed the review of the above mentioned project, located east of SR-79 right-of-way, south of vacant land and Borel Road, west of a residential development and Leon Road, and north of a residential development and Murrieta Hot Springs Road. The project proposes a General Plan Amendment, a Specific Plan Amendment, a Change of Zone and Tentative Tract Map. The Tentative Tract Map proposes the development of a medium-density subdivision with 271 residential lots.

5-1

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

5-2

Caltrans encourages the provision of multimodal transportation options for road users in order to mitigate congestion and reduce vehicle miles traveled, which in turn reduces greenhouse gas emissions and our State's effect on climate change. This is reflected in our mission, to "provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". Caltrans therefore seeks to reduce vehicle trips associated with proposed new local development and recommends appropriate mitigation measures that address the transportation impacts of such development. These measures may include the planning and provision of access for the circulation of bicycles, pedestrians, and transit users.

**RESPONSES TO COMMENTS  
LETTER #5  
CALIFORNIA DEPARTMENT OF TRANSPORTATION  
DISTRICT 8**

- 5-1 Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project.
  
- 5-2 Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project. The project includes internal measures that support pedestrian and bicycle modes of transportation.



Under Deputy Directive 64-R2: Complete Streets- Integrating the Transportation System (10/17/2014), Caltrans employees have been advised to:

- 5-3
- Collaborate with local and regional partners to plan, develop, and maintain effective bicycle, pedestrian, and transit networks.
  - Encourage local agencies to include bicycle, pedestrian, and transit elements in regional and local planning documents, including general plans, transportation plans, and circulation elements.
  - Promote land uses that encourage bicycle, pedestrian, and transit travel.
  - Promote awareness of bicycle, pedestrian, and transit needs to develop an integrated, multimodal transportation system.
  - Maximize bicycle, pedestrian, and transit safety and mobility through each project's life cycle.

5-4

Additionally, under Assembly Bill 1358- the California Compete Streets Act of 2008, and detailed in the California Governor's Office of Planning and Research's "Update to General Plan Guidelines: Complete Streets and the Circulation Element" (December 2010), language was added to Government Code Section 65302(b)(2)(A), which reads:

(A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

Based on this, we offer the following comments for your consideration:

- 5-5
- **Given the context of this project's development, we suggest more adequate bicycle facilities be provided within the planned French Valley residential neighborhood (Specific Plan No. 265, Amendment No. 1) (TTM No. 36546).**
- 5-6
- **We suggest the striping of Class II bike lanes or Class IV protected bike lanes on Calistoga Drive through the project area.** Referencing Sheet 2 of TTM No. 36546, a typical section of Calistoga Drive includes one travel lane between 16' and 22' from centerline to curb in each direction; there appears to be an opportunity to include the striping of a Class II bike lane within the proposed Calistoga Drive R/W without significantly impacting the flow of traffic.
- 5-7
- **Additionally, we suggest consideration of the re-striping of a Class II bike lane or Class III shared-lane markings on Calistoga Drive from the southern border of the project area to Murrieta Hot Springs Road; and the consideration re-striping Class II bike**

- 5-3 Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project.
- 5-4 Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project.
- 5-5 A decision to install additional bike paths must be approved by both the County and the City to ensure conformance with both agency's Circulation Elements of the General Plan. However, based on this comment and the following comments, the applicant will support installation of bike paths on Calistoga and Promontory with their concurrence. It does not make sense to install bike paths along other roadways that do not connect to other bike paths. The type of path (Class II or Class IV) would be determined by negotiation with the referenced agencies.
- 5-6 Please refer to response to comment 5-5.
- 5-7 Please refer to response to comment 5-5.

5-7  
cont.

lanes, Class III shared lane markings, or Class IV protected bike lanes on Murrieta Hot Springs Road between Calistoga Drive and Butterfield Stage Road. This would provide the opportunity for increased multimodal accessibility throughout the region. Referencing Western Riverside Council of Government's Non-Motorized Transportation Plan, several bike routes and transit linkage zones are planned in the area surrounding the proposed French Valley residential neighborhood. These include Routes 18, 20, and 21, and the transit linkage zone surrounding the intersection of Clinton Keith Road and SR-79. With the bike lane projects highlighted above, such a regional bicycle network may provide for increased bicycle trips on local streets, increased regional transit trips, and reduced vehicle trips along SR-79 in the future. Such a network would make it safer for active transportation modes in the area, entail the reduction of greenhouse gas emissions and provide a more integrated bicycle transportation network to boost local livability.

5-8

- There is additional opportunity to re-stripe either Class II bike lanes, Class III shared lane markings, or Class IV protected bike lanes on Murrieta Hot Springs Road between Calistoga Drive and Via Princesa. With bike lanes along Murrieta Hot Springs Road extending west from Via Princesa, a discussion involving the County, Caltrans, and the City of Murrieta would be necessary to coordinate this project. If the County decides that such a project is feasible and appropriate as it pertains to the French Valley residential neighborhood (TTM 36546), we suggest contacting our office for a meeting.

5-9

Thank you for providing us the opportunity to review the General Plan Amendment 01123, Specific Plan No. 265, Amendment No. 1, CZ 07806, and Tentative Tract Map. No 36546 for the French Valley residential neighborhood and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Dustin Foster (909) 806-3955 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning



5-8 Please refer to response to comment 5-5.

5-9 Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project.

TRACT MAP Tract #: TR36546

Parcel: 957-320-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule A subdivision of 161.8 acres into 269 residential lots and 37 lettered lots (13 for public streets, 10 for water quality basins, 8 designated as HOA, 2 designated for open space, and 4 designated for parks.)

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

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

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

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

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

TRACT MAP Tract #: TR36546

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10. GENERAL CONDITIONS

10. EVERY. 3                      MAP - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36546 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36546, Amended No. 2, dated 6/18/14.

EXHIBIT L,W, PED, & M = Tentative Tract Map No. 36546, Landscape Plans, Wall and Fence Plans, Pedestrian Circulation Plan, and Maintenance Plan, Amended No. 1 Dated 2/20/2014.

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

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT (cont.)                    RECOMMND

construction grading.

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The

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10. GENERAL CONDITIONS

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

QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

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10. GENERAL CONDITIONS

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19                    MAP - RETAINING WALLS                    RECOMMND

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

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

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

10.BS GRADE. 24                    MAP - FINISH GRADE                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    INDUSTRIAL HYGIENE-NOISE STUDY                    RECOMMND

Noise Consultant: Giroux & Associates  
1820 E. Garry Street  
Santa Ana, CA 92705

Noise Study: "Noise Impact Analysis French Valley Residential, Riverside County, California" Project No.:P13-031 N



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10. GENERAL CONDITIONS

10.E HEALTH. 1                   INDUSTRIAL HYGIENE-NOISE STUDY (cont.)                   RECOMMND

dated September 13, 2013

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36546 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 30, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2                   EMWD WATER AND SEWER SERVICE                   RECOMMND

All lots under Tract Map 36546 are proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. All existing septic systems and/or wells shall be properly removed/abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 3                   RETENTION BASINS - NO VECTORS                   RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 4                   ENV CLEANUP PROGRAM-COMMENTS                   RECOMMND

Based on the information provided in the "Phase I Environmental Assessment and Limited Phase II Agricultural Residue Screening" prepared by Geosoils, Inc. dated February 5, 2014 and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Tract Map 36546 is a proposal for a Schedule "A" residential subdivision on 161 acres in the Murrieta Hot Springs area at the northern terminus of Calistoga Drive just east of French Valley Airport. This project is part of Specific Plan 265.

The District's review indicates the property is on a ridge-line and drains in a north, west, and south direction with no tributary offsite runoff. Tualota Creek bounds the site to the north and west with the northern and western portions of the site draining directly to the creek. The on-site stormwater runoff from the southeastern corner of the site naturally drains to the south to a Riverside County Transportation inlet culvert on the east side of Calistoga Drive. This culvert is connected to the upstream terminus of the District's "New Covenant Storm Drains" (project number 7-0-0039), which conveys stormwater runoff to Tualota Creek. This facility was designed for a maximum 100-year flowrate amount of 195 cubic feet/second (cfs). This development is just outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed the channel improvements for Tualota Creek approximately 3000 linear feet downstream of this property.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

The grading/drainage plan for the new development shows a diversion of tributary area. An area of roughly 15 acres that naturally drains north directly to Tocalota Creek will be collected in the internal storm drain system and conveyed south to a Riverside County Transportation culvert and District's New Covenant Storm Drain. The Transportation culvert is within the road right-of-way for Calistoga Drive where the internal storm drain makes its proposed connection. The connection is immediately upstream of the New Covenant Storm Drain (incorrectly shown on the tentative exhibit). The internal storm drain system includes a large detention basin for mitigating increased runoff and routing down the 100-year peak storm flows to not exceed the 195 cfs capacity of the drainage system downstream. This concept does divert more tributary drainage area to the District's facility than originally designed. The applicant's engineer submitted a preliminary drainage study (dated February 7, 2014) to the District for review to prove that this diversion with the large detention basin will not over tax the existing drainage facility. A cursory review of the drainage study indicates the preliminary design of the basin may be large enough while the tentative map shows that there appears to be adequate area to increase the size of the basin if necessary. Therefore, the District does not oppose to this conceptual drainage plan.

These proposed flood control facilities do not provide a regional benefit and only assist this development, therefore the District cannot use public funds to maintain these facilities. A viable maintenance mechanism for the large basin and all flood control facilities outside the public road right-of-way will be required prior to the issuance of any permits or recordation of the map. Generally, this would mean a CFD, CSA, Valley Wide, landscape district, parks agency or commercial property owner association. Since these facilities are required to be functional for the downstream system to work, a residential homeowners association will not be acceptable for maintenance.

There is a proposed grass-lined swale (stabilized with turf-reinforcement) channel that the southern portion of the development collects and discharges the onsite runoff near the property southern boundary to an existing natural



TRACT MAP Tract #: TR36546

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10. GENERAL CONDITIONS

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

channel upstream of the Transportation culvert under Calistoga Drive. The natural channel is not a publicly maintained facility and is on private property. The exhibit indicates the grass-lined swale will be maintained by the homeowners association, however maintenance access is not clearly labeled. Mitigation for the incremental increased runoff flowrate caused by this development is handled with the diversion of stormwater runoff to the west. The swale/channel shall be designed so the post-developed flowrates and velocities discharged from the site are the same or less than the pre-developed condition.

It should be noted that the site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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

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

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

10.FLOOD RI. 12                    MAP INCREASED RUNOFF                    RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final

TRACT MAP Tract #: TR36546

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10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 13                      MAP INCREASED RUNOFF CRITERIA                      RECOMMND

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

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

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

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

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be

TRACT MAP Tract #: TR36546

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

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

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

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

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

10.FLOOD RI. 15

MAP INTERCEPTOR DRAIN CRITERIA

RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.



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PARKS DEPARTMENT

10.PARKS. 1

MAP - CLASS I BIKE PATH DEDICA

RECOMMND

The applicant shall offer the Class I Bike Path easement along Leon Road 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.

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - GEO02341

RECOMMND

County Geologic Report (GEO) No. 2341, submitted for this case (SP00256A1 & TR36546) was prepared by GeoSoils, Inc. and is entitled: "Updated Preliminary Geotechnical Investigation and Utility Crossings Evaluation, Former Parcel Map 30595, French Valley, Murrieta Area, Riverside County, California", dated August 27, 2013.

GEO02341 concluded:

1. There are no known active faults crossing the site.
2. The potential for surface fault rupture is considered negligible.
3. The potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site.
4. Seiches and tsunamis are considered negligible.
5. Areal subsidence in the site area is considered unlikely.
6. The slopes adjacent to the existing Tusalota Creek channel are considered prone to surficial slope failures caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.
7. The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.

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10.PLANNING. 3

MAP - GEO02341 (cont.)

RECOMMND

8. Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

9. Isolated "floaters" or corestones should be anticipated.

10. Due to the nature of some of the onsite materials, some caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching.

11. Care must be taken during grading near the existing water lines and gas pipeline.

12. Bedrock throughout the site should be generally rippable to the depths proposed; however, the possibility of blasting cannot be completely ruled out.

GEO02341 recommended:

1. All undocumented artificial fill, colluviums, alluvium and weathered bedrock should be removed to competent bedrock materials (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials).

2. Where natural slopes and/or existing drainages intersect proposed development areas, mitigation in the form of debris catchment devices (i.e., setbacks, catchment basins, debris fences, debris walls, etc.) are recommended.

3. Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in accordance with CAL-OSHA standards.

4. Remedial removals should not come any closer than 5 feet (vertical and lateral) from the existing gas pipeline.

5. The engineer should evaluate if proper burial depths are maintained for the existing gas mains onsite.

6. The engineer should evaluate if proper burial depths are maintained for the existing water lines onsite.

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10. GENERAL CONDITIONS

10.PLANNING. 3                   MAP - GEO02341 (cont.) (cont.)                   RECOMMND

7.The civil engineer should consider the use of a load transfer slap (protective slab) to span the gas and water mains and support the overlying utility crossings.

8.Proposed vehicle, improvement, and soil loading over the existing gas and water mains should be evaluated by the design civil engineer with respect to tolerable utility defections and potential for associated pipeline rupture.

9.Only lightweight equipment should be allowed over the gas and water mains during grading.

GEO No. 2341 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2341 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 4                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 5                   MAP - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 7                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such



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10. GENERAL CONDITIONS

10.PLANNING. 7                   MAP - TRAIL MAINTENANCE (cont.)                   RECOMMND

time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11                  MAP - RES. DESIGN STANDARDS                   RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback in Planning Areas 15 and 16 is 10 feet, for Planning Areas 14 and 17 the setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum lot size of each lot in Planning Area 14 and 17 is 4,500 sq feet, for Planning Areas 15 the minimum lot size shall be 3,780 sq feet and for Planning Area 16 the minimum lot area is 4,500 sq feet.
- g. The maximum height of any building is 40 feet.
- i. For Planning Areas 14 and 17 no more than 60% for one story buildings and 50% for two story buildings of the lot shall be covered by structure. For Planning Areas
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK EXCEPT AS PERMITTED BY THE SPECIFIC PLAN ZONING ORDINANCE.

10.PLANNING. 12                  MAP - ORD NO. 659 (DIF)                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth

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10.PLANNING. 12                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 13                   MAP - ORD 810 OPN SPACE FEE                   RECOMMND

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

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

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

10.PLANNING. 14                   MAP - REQUIRED MINOR PLANS                   RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the

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10. GENERAL CONDITIONS

10.PLANNING. 14                    MAP - REQUIRED MINOR PLANS (cont.)                    RECOMMND

California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

10.PLANNING. 15                    MAP - DESIGN GUIDELINES                    RECOMMND

The project shall conform to the SPECIFIC PLAN Standards and Guidelines.

10.PLANNING. 16                    MAP - OFF-HIGHWAY VEHICLE USE                    RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.



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10.PLANNING. 17                    MAP - SUBMIT BUILDING PLANS                    RECOMMND

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

10.PLANNING. 20                    MAP - NOISE MITIGATION NOP                    RECOMMND

The following mitigation was required pursuant to the initial study prepared for the project. The applicant shall provide evidence that the following was done during all construction activities:

1) All construction equipment shall be required to minimize noise from construction activities. Equipment mufflers shall be maintained in proper operating order. All equipment shall be operated in the quietest manner feasible.

2) To the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.

3) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all Project construction.

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

5) All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

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

10.PLANNING. 21                    MAP - LANDSCAPE MITIGATION NOP                    RECOMMND

Native and ornamental drought resistant plants shall be used in the common landscaped area and no invasive plant

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10. GENERAL CONDITIONS

10.PLANNING. 21           MAP - LANDSCAPE MITIGATION NOP (cont.)           RECOMMND

species listed in Table 6-2 of the MSHCP shall be planted within the landscaped areas.

10.PLANNING. 22           MAP - RECLAIMED H2O MIT NOP           RECOMMND

The project landscape areas shall be plumbed with purple pipe. If and when reclaimed water becomes available at the project site, the site landscape shall be watered with reclaimed water.

10.PLANNING. 23           MAP - PDA04895 ACCEPTED           RECOMMND

County Archaeological Report (PDA) No. 4895 submitted for this project (TR36546) was prepared by Jean A. Keller, Ph.D. and is entitled: "A Phase II Cultural Resources Test Investigation of Archaeological Sites CA-RIV-4640 and CA-RIV-6912 located within Tentative Tract Map 36546", and is dated November 2014. This report was received by the County on January 08, 2015.

PDA04895 concludes that results of the testing program determined that sites CA-RIV4640 and CA-RIV-6912 are not significant resources according to California Environmental Quality Act and California Register criteria and require no further research.

PDA04895 recommends that an Archaeological Monitor and Native American Monitor be present during all earth moving activities associated with this project.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 24           MAP - IF HUMAN REMAINS FOUND           RECOMMND

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

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

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10.PLANNING. 24                    MAP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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

10.PLANNING. 25                    MAP - UNANTICIPATED RESOURCES                    RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 25                   MAP - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

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

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

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

10.PLANNING. 26                   MAP - OUTDOOR LIGHTING                   RECOMMND

Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.

10.PLANNING. 27                   MAP - PROHIBITED USES                   RECOMMND

The following uses shall be prohibited:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes,

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10.PLANNING. 27                   MAP - PROHIBITED USES (cont.)                   RECOMMND

landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, hospitals, and nursing homes.

10.PLANNING. 28                   MAP - BASIN/FACILITY DESIGN                   RECOMMND

Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

10.PLANNING. 29                   MAP - DEVELPMNT PHASE DENSITY                   RECOMMND

Phased development of the subdivision shall ensure a density no less than 5.0 dwelling units per acre of the developed area at any given time.

10.PLANNING. 30                   MAP - SAFETY LIGHTING/MARKING                   RECOMMND

The Federal Aviation Administration has conducted aeronautical studies of a sample of 13 lots within the proposed tract map (Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE) and has determined that neither marking nor lighting of structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.

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10.PLANNING. 31                    MAP - MAX ELEVATION                    RECOMMND

The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any) shall not exceed 1,399 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.

10.PLANNING. 32                    MAP - TEMPORARY STRUCTURES                    RECOMMND

Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 40 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10.PLANNING. 33                    MAP - FAA FORM 7460-2                    RECOMMND

Within five (5) days after construction of structures on each of the lots studied in Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE and any lots subject to FAA review in the future reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions) This requirement is also applicable in the event the project is abandoned.

TRANS DEPARTMENT

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

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



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10. GENERAL CONDITIONS

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

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 3                    MAP - 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.

Calistoga Drive (NS) at:  
Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR-79) (NS) at:  
Murrieta Hot Springs Road (EW)  
Technology Drive (EW)  
Willows Avenue (EW)  
Nicolas Road (EW)  
Margarita Road (EW)

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

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10.TRANS. 3 MAP - TS/CONDITIONS (cont.)

RECOMMND

Street "B" (NS) at:  
Calistoga Drive (EW)

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

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

10.TRANS. 4 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 5 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. 6 MAP - OFF-SITE PHASE

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

10.TRANS. 8

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.



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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 10

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.

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10. GENERAL CONDITIONS

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1                              MAP - LIGHTING PLAN                              RECOMMND

Prior to map recordation the applicant shall submit a copy of the street lighting plan to the Riverside County Planning Department, Environmental Programs Division (EPD). All street lights along Calistoga Drive between Sta.10 and Sta.14, or between Sta.38 and Sta. 43 (adjacent to the conservation area) shall be shielded to prevent light from encroaching into the conservation area. Additionally, there shall be no street lights within 150' of the two wildlife crossing located within the above referenced stretches of Calistoga Drive. This condition shall ensure

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50.EPD. 1 MAP - LIGHTING PLAN (cont.) RECOMMND

compliance with section 6.1.4 (Urban-Wildlands Interface Guidelines) of the MSHCP and was established in direct negotiations with the County of Riverside, the Western Riverside County Regional Conservation Authority (RCA), and the Wildlife Agencies.

50.EPD. 2 MAP - STREET IMPROV PLN RECOMMND

Prior to map recordation the applicant shall submit a copy of the street improvement plan to the Riverside County Planning Department, Environmental Programs Division (EPD).

Culverts under Calistoga Drive intended to function as wildlife undercrossings at approximately Sta. 13+28 and Sta.38+55 will be 4 feet wide by 3 feet high with a soft bottom. The culverts will also include at least one 60 pipe secured inside the 4x3 culverts. The 60 pipe will provide a more protected crossing for small wildlife which may be discouraged by larger predators from moving through the large open culvert. For examples, please see figures 48 and 54 of the Wildlife Crossing Structure Handbook Design and Evaluation in North America prepared by Anthony P. Clevenger and Marcel P. Huijser and dated March 2011.

50.EPD. 3 MAP - RCA ACCESS RECOMMND

Prior to map recordation the applicant shall provide documentation to the Riverside County Planning Department, Environmental Programs Division (EPD), that a minimum of two gated vehicular access points will be provided to the Conservation Area north and south of the project. The Western Riverside County Regional Conservation Authority (RCA) must agree to the design and location of both access points, as well as the legal mechanism preserving their rights of access. This condition shall not be cleared until the RCA has confirmed that they have reviewed and approved the proposed access plans.

50.EPD. 5 MAP - MSHCP DEDICATION RECOMMND

Prior to map recordation the areas mapped as MSHCP Conservation Area on the exhibit labeled TR36546 Amd No. 2 and dated 6/18/14, shall be dedicated in fee title to the Western Riverside County Regional Conservation Authority (RCA). This condition shall be cleared by the Riverside County Planning Department, Environmental Programs Division (EPD) upon receiving confirmation from the RCA that they



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50.EPD. 5                      MAP - MSHCP DEDICATION (cont.)                      RECOMMND

have reached an agreement with the applicant regarding the terms of the dedication.

50.EPD. 6                      MAP - ECS                      RECOMMND

Prior to map recordation the Riverside County Planning Department, Environmental Programs Division (EPD) shall review the Environmental Constraints Sheet. The constrained areas will conform to the areas mapped as "MSHCP Conservation Area" on the exhibit labeled TR36546 Amd No. 2 and dated 6/18/14. These areas shall be mapped and labeled "MSHCP Conservation Area" on the Environmental Constraint Sheet to the satisfaction of EPD. The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the 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 MSHCP Conservation Area."

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION                      INEFFECT

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that 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

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50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      INEFFECT

along common boundaries between rear yards and open space.  
d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 2                      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. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 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.

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

50.FLOOD RI. 8                    MAP ADP FEES                    RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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



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PLANNING DEPARTMENT

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

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

50.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

50.PLANNING. 3                   MAP - SURVEYOR CHECK LIST                   RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 4,500 square feet net for Planning Areas 14, 16 and 17, 3,780 for Planning Area 15.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50.PLANNING. 4                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No FINAL MAP shall record until Specific Plan No. 293A1, and Change of Zone No. 7806 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

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

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

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

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

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

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

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

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

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

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50.PLANNING. 23                   MAP - ECS NOTE DAM INUNDATION                   RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 24                   MAP - ECS NOTE AIRPORT                   RECOMMND

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

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

50.PLANNING. 26                   MAP - COMPLY WITH ORD 457                   RECOMMND

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

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28                   MAP - FEE BALANCE                   RECOMMND

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



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50.PLANNING. 29 MAP - AG PRES CANCEL (1)

RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution disestablishing the Murrieta Hot Springs No. 14 agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

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

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

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

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

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and

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50.PLANNING. 31

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

RECOMMND

Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

This Declaration shall not be terminated,

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

'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 35 MAP - ECS NOTE (CULTURAL) RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-4661 and P-33-23915.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

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

None



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50.TRANS. 2                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of "B" Street (NS) at Calistoga Drive (EW) shall be improved to provide a modern roundabout designed in accordance with federal and state design standards. As an alternative, a traditional intersection may be used in-lieu of a modern roundabout. All other project intersections with Calistoga Drive shall provide 3-way/4-way traditional intersection improvements with cross street stop control.

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. 3                      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. 4                      MAP - ACCESS RESTRICTION/SUR                      RECOMMND

Lot access shall be restricted on Calistoga Drive and so noted on the final 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 - 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.

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

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

50.TRANS. 8                      MAP - LIGHTING PLAN                      RECOMMND

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

NOTE: Streetlights from STA. 10 to 14 and STA. 38 to 43 on Calistoga Drive shall be spaced such that a 150-foot buffer is provided on either side of the wildlife crossings. Additionally, the streetlights along Calistoga Drive shall be installed with light shielding to prevent lighting areas outside the public road right-of-way.

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

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

- (1) Landscaping along Calistoga Drive.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (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

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

proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 10                      MAP - UTILITY PLAN                      RECOMMND

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

50.TRANS. 11                      MAP - LANDSCAPING                      RECOMMND

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

Landscaping shall be improved within Calistoga Drive.

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



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50.TRANS. 11                    MAP - LANDSCAPING (cont.)                    RECOMMND

District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 12                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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

50.TRANS. 13                    MAP - IMP PLANS                    RECOMMND

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

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

50.TRANS. 14                    MAP - CONSTRUCT RAMP                    RECOMMND

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

50.TRANS. 15                    MAP - SIGNING & STRIPING PLAN                    RECOMMND

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

NOTE: The project proponent shall provide centerline striping and install RPMs on Calistoga Drive between Murrieta Hot Springs Road and the project easterly boundary.

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50.TRANS. 16

MAP - DEDICATIONS

RECOMMND

Calistoga Drive from westerly project boundary to proposed Round-A-Bout (from Sta. 10+00 to Sta. 32+50) is designated COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb & gutter, and 5' sidewalk (both sides), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/74')

NOTE: A 5' sidewalk (both sides) shall be constructed 7' from the curb line within the 15' parkway.

Calistoga Drive from the easterly curb return of proposed Round-A-Bout to Sta. 43+50) is designated LOCAL ROAD and shall be improved with 32' full-width AC pavement, 6" concrete curb & gutter, and 6' sidewalk (on one side) within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. (32'/60') (Modified for reduced AC improvement from 40' to 32' and sidewalk on one side.)

NOTE: 1. The design of Calistoga Drive shall also be approved by the Metropolitan Water District of Southern California (MWD) as it will have the road cross over their pipelines. In a letter dated 11/29/2012, it states fill in excess of 5-feet will require protective slabs to distribute the load away from the pipelines.

2. A 6' sidewalk (on one side) shall be constructed adjacent to the curb line within the 14' parkway.
3. The 14' parkway shall be graded as directed by the Director of Transportation.
4. A concrete "V" ditch drainage channel (from Sta. 39+00 to Sta. 43+50) shall be constructed as directed by the Director of Transportation.

Calistoga Drive from Sta. 43+50 to Sta. 45+75 is designated LOCAL ROAD and shall be improved with 32' to 64' full-width AC pavement, 6" concrete curb & gutter, and 6' sidewalk (on one side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 88'

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50.TRANS. 16

MAP - DEDICATIONS (cont.)

RECOMMND

full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. (32'-64'/88') (Modified for reduced AC improvement from 40' to 32' and sidewalk on one side.)

NOTE: 1. A 6' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

2. Construct transition acceleration and deceleration AC pavement as directed by the Director of Transportation.

Street "A" is designated LOCAL ROAD and shall be improved with 36'-88' full-width AC pavement, 6" concrete curb & gutter, and 5' sidewalk within the 56' to 108' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'-88' AC pavement/56'-108') (Modified for increased improvement from 36' to 36'-88' AC pavement and increased right-of-way from 56' to 56'-108'.)

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

Street "B" is designated LOCAL ROAD and shall be improved with 36'-56' full-width AC pavement, 6" concrete curb & gutter, and 5' sidewalk within the 56' to 70' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'-56' AC pavement/56'-70') (Modified for increased improvement from 36' to 36'-56' AC pavement and increased right-of-way from 56' to 56'-70'.)

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

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb & gutter, and 5' sidewalks within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: 1. A 5' sidewalk (both sides) shall be constructed adjacent to the right-of-way line within the 10'



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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                      MAP - DEDICATIONS (cont.) (cont.)                      RECOMMND

parkway.

2. A Knuckle shall be designed and constructed as directed by the Director of Transportation.

50.TRANS. 17                      MAP - R-O-W DEDICATION                      RECOMMND

Sufficient public street right-of-way along Leon Road shall be conveyed for public use to provide for a 100 foot full-width right-of-way per County Standard No. 94, Ordinance 461.

50.TRANS. 18                      MAP - SUBMIT PLANS                      RECOMMND

A copy of the project specific WQMP, 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 Transportation Department for review and approval. All submittals shall be date stamped by the engineer.

50.TRANS. 19                      MAP - WQMP MAINT DETERMINATION                      RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 20                      MAP - LC LNDSCP COMMON AREA MA                      RECOMMND

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

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

- 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

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

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

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

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

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

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

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

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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

vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

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

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

60.BS GRADE. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 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.

60.BS GRADE. 16            MAP - 1' CONCRETE STRIP            RECOMMND

Tentative Tract Map No. 36546 proposes sideyard easements creating a zero lot line configuration. In order to mitigate potential drainage and structural issues to the residential structure, the following is required.

Prior to issuance of a grading permit, the applicant/ developer shall provide a one foot minimum concrete strip along the entire sideyard foundation wall located behind

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60.BS GRADE. 16                    MAP - 1' CONCRETE STRIP (cont.)                    RECOMMND

the sideyard cross fencing. The one foot concrete strip may be required to extend the entire length of the sideyard foundation when determined by the plan checker during the grading plan review process.

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. 3                            - LIGHTING PLAN                            RECOMMND

Prior to the issuance of a grading permit the applicant shall submit a copy of the street lighting plan to the Riverside County Planning Department, Environmental Programs Division (EPD). All street lights along Calistoga Drive between Sta.10 and Sta.14, or between Sta.38 and Sta. 43 (adjacent to the conservation area) shall be shielded to prevent light from encroaching into the conservation area. Additionally, there shall be no street lights within 150Æ of the two wildlife crossing located within the above referenced stretches of Calistoga Drive. This condition



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - LIGHTING PLAN (cont.) RECOMMND

shall ensure compliance with section 6.1.4 (Urban-Wildlands Interface Guidelines) of the MSHCP and was established in direct negotiations with the County of Riverside, the Western Riverside County Regional Conservation Authority (RCA), and the Wildlife Agencies.

60.EPD. 4 - STREET IMPROV PLN RECOMMND

Prior to the issuance of a grading permit the applicant shall submit a copy of the street improvement plan to the Riverside County Planning Department, Environmental Programs Division (EPD). Culverts under Calistoga Drive intended to function as wildlife undercrossings at approximately Sta. 13+28 and Sta.38+55 will be 4 feet wide by 3 feet high with a soft bottom. The culverts will also include at least one 60 pipe secured inside the 48x36 culverts. The 60 pipe will provide a more protected crossing for small wildlife which may be discouraged by larger predators from moving through the large open culvert. For examples, please see figures 48 and 54 of the Wildlife Crossing Structure Handbook Design and Evaluation in North America prepared by Anthony P. Clevenger and Marcel P. Huijser and dated March 2011.

60.EPD. 5 - FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a final fencing plan. Wildlife directive fencing (chain link) will be installed along the top and toes of slopes on Calistoga Drive per Fencing, Wall and Signage Plan dated November 24, 2014. The fence installation shall be inspected by the Riverside County Planning Department, Environmental Programs Division (EPD) prior to building permit finalization.

60.EPD. 6 - RCA ACCESS RECOMMND

Prior to the issuance of a grading permit the applicant shall provide documentation to the Riverside County Planning Department, Environmental Programs Division (EPD), that a minimum of two gated vehicular access points will be provided to the Conservation Area north and south of the project. The Western Riverside County Regional Conservation Authority (RCA) must agree to the design and location of both access points, as well as the legal mechanism preserving their rights of access. This

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 - RCA ACCESS (cont.)

RECOMMND

condition shall not be cleared until the RCA has confirmed that they have reviewed and approved the proposed access plans.

60.EPD. 7 - GRADING PLN CHECK

RECOMMND

Prior to the issuance of a grading permit the Riverside County Planning Department, Environmental Programs Division (EPD) shall review the grading plan. The areas mapped as "MSHCP Conservation Area" on the exhibit labeled TR36546 Amd No. 2 and dated 6/18/14, shall be delineated on the grading plan as Habitat Avoidance Area. The grading plan shall also include the following notes.

"Temporary fencing shall be maintained around the Habitat Avoidance Area during all grading and building activities."

"No disturbances shall occur within the Habitat Avoidance Area. The Habitat Avoidance Area shall not be used for the purposes of construction staging, equipment storage "

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

INEFFECT

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

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 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 RESPONBILE WILDLIFE AND/OR OTHER

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION (cont.)                      INEFFECT  
CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 3                      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. 4                      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. 5                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

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

60.FLOOD RI. 7                      MAP PHASING                      RECOMMND

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

60.FLOOD RI. 8                      MAP ADP FEES                      RECOMMND

Tract Map 36546 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 MAP ADP FEES (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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

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

60.PLANNING. 14                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 161.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 19 MAP - AG PRES CANCEL (2)

RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution disestablishing the Murrieta Hot Springs No. 14 Agricultural Preserve. Compliance with this condition will satisfy a similar condition applied to this project within

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19           MAP - AG PRES CANCEL (2) (cont.)           RECOMMND

the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 20           MAP - SLOPE STBILTY RPRT           RECOMMND

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

60.PLANNING. 21           MAP - REQUIRED APPLICATIONS           RECOMMND

No grading permits shall be issued until , Specific Plan No. 293A1, and Change of Zone No. 7806 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 22           MAP - PLANNING DEPT REVIEW           RECOMMND

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

60.PLANNING. 24           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, at the tribe's discretion, shall be on-site during 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 Phase IV Archaeological Monitoring report any concerns or

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, 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 of collected cultural items 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 and the repository and curation method shall be described in the Phase IV monitoring report. .

60.PLANNING. 25

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

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

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



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60.PLANNING. 25                   MAP - ARCHAEOLOGIST RETAINED (cont.)                   RECOMMND

included in the Phase IV Monitoring Report.  
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.  
The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.  
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 26                   MAP - PRESERVATION PLAN                   RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites (P-33-23915 and CA-RIV-4661). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

60.PLANNING. 27                   MAP - TEMPORARY FENCING                   RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) P-33-23915 and CA-RIV-4661 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement

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60.PLANNING. 27

MAP - TEMPORARY FENCING (cont.)

RECOMMND

of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
  - a. In the event that construction activities are to take place within 100 feet of archaeological site(s) P-33-23915 and CA-RIV-4661 (insert site number(s)), the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
    - b. The project archaeologist shall identify the site boundaries.
    - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
    - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
    - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), P-33-23915 and CA-RIV-4661.
    - f. Fencing may be removed after the conclusion of construction activities.

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets 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,

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60. PRIOR TO GRADING PRMT ISSUANCE

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

4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2                    MAP - SUBMIT FINAL WQMP                    RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                MAP - PALEO MONITORING REPORT                RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 3                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



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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3                    MAP - PHASE IV REPORT (cont.)                    RECOMMND

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. 4                    MAP - CURATION OF COLLECTIONS                    RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

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

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

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

EPD DEPARTMENT

80.EPD. 1                              MAP - FENCING INSPECTION                              RECOMMND

Prior to the issuance of a building permit, the Riverside County Planning Department, Environmental Programs Division (EPD) shall inspect the wildlife directive fencing (chain link) installed along the top and toes of slopes on Calistoga Drive per the final fencing plan previously approved by EPD. The fence installation shall be inspected by the prior to building permit finalization.

FIRE DEPARTMENT

80.FIRE. 1                              MAP FIRE SPRINKLER SYSTEM                              RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

80.FLOOD RI. 3                      MAP ADP FEES                      RECOMMND

Tract Map 36546 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1           MAP - ROOF MOUNTED EQUIPMENT (cont.)           RECOMMND

other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2           MAP - UNDERGROUND UTILITIES           RECOMMND

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 9           MAP - ACOUSTICAL STUDY           RECOMMND

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

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

80.PLANNING. 11           MAP - SCHOOL MITIGATION           RECOMMND

Impacts to the Temecula Valley 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monuments with landscaping.
2. A plot plan of the entry monuments with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monuments.

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.

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.

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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.

80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

The plot plan shall be approved by the Planning Director



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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

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

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

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

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

80.PLANNING. 18                    MAP - Walls/Fencing Plans                    RECOMMND

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

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

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

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

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone, vinyl 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. (Applicants shall provide

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

specifications that shall be approved by the Planning Department).

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

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, pursuant to EXHIBIT W. Vinyl in these loctaions is not permitted.

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

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use, as outlined on EXHIBIT W 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- FAA REVIEW

RECOMMND

Prior to the issuance of any building permits for any structures on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold within the Tentative Tract Map, ALUC staff shall determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service shall be obtained for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.



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TRANS DEPARTMENT

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

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

- (1) Landscaping along Calistoga Drive.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 2                      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.

80.TRANS. 3                      MAP - ESTBL MAINT ENTITY                      RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80.TRANS. 4                      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,

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80.TRANS. 4

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as CFD, LMD, CSA, Valleywide, 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

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80.TRANS. 4 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

Section shall clear this condition.

80.TRANS. 5 MAP - LC LANDSCAPE SECURITY RECOMMND

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

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

80.TRANS. 6 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. ValleyWide Recreation and Park District shall approve final construction document plans prior to the County.
- b. Fire Marshal shall approve Fuel Modification plans.
- c. Plant List includes Guara species, which is on the "plants to be avoided adjacent to the MSHCP Conservation Area" list within the Riverside County Guidelines Pertaining to the Urban / Wildlands Interface. Final construction document plans should not include this species.



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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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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

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

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

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 8                    MAP - 1' CONCRETE STRIP                    RECOMMND

Prior to final building inspection, the applicant/developer shall obtain inspection of the one foot concrete strip and final approval from the Grading Division.

PARKS DEPARTMENT

90.PARKS. 1                    MAP - CLASS I BIKE PATH DEDICA                    RECOMMND

The applicant shall offer the Class I Bike Path easement on Leon Road 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.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all public facing block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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

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



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

District.

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 EXHIBIT W.

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

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

90.PLANNING. 10          MAP - SKR FEE CONDITION           RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 164.4 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.

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13            MAP - LOW WATER MIT NOP            RECOMMND

The applicant shall provide evidence to Building and Safety during the final inspection of all residential structures that demonstrates that low water consuming plumbing fixtures (toilets, etc.) were installed in the project residences.

TRANS DEPARTMENT

90.TRANS. 1                MAP - WRCOG TUMF                RECOMMND

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

90.TRANS. 2                MAP - STREETLIGHTS INSTALL            RECOMMND

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

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

90.TRANS. 3                MAP - UTILITY INSTALL                RECOMMND

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

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

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90.TRANS. 4 MAP - R & B B D

RECOMMND

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

90.TRANS. 5 MAP - 80% COMPLETION

RECOMMND

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

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



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

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

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

90.TRANS. 6                      MAP - LANDSCAPING                      RECOMMND

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

Landscaping shall be improved within Calistoga Drive.

90.TRANS. 7                      MAP - BMP EDUCATION                      RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department'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.

90.TRANS. 8                      MAP - BMP MAINT AND INSPECTION                      RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8                      MAP - BMP MAINT AND INSPECTION (cont.)                      RECOMMND

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

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 9                      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. 10                      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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10                      MAP - LNDSCP INSPECTION RQMT (cont.)                      RECOMMND

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

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description RECOMMND

This Specific Plan Amendment alters (reduces) the overall acreage of the project site from 783.4 acres to 716.4 acres; revises the external boundary of the project site to eliminate property from the Specific Plan; and revises the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. Residential Planning Areas (PA) consist of PA14, PA15, PA16 and PA17 with a total of 271 residential lots.

10. EVERY. 2 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 265A1 shall include the following:

a. Specific Plan Document, which shall include:

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

b. Final Environmental Impact Report No. 540, as amended by Environmental Assessment No. 42617 Document, which must include, but not be limited to, the following items:



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10. GENERAL CONDITIONS

10. EVERY. 3                      SP - SP Document (cont.)                      RECOMMND

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

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

10. EVERY. 4                      SP - Definitions                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 265, Screencheck 2.

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

EIR = Environmental Impact Report No. 540 as amended by Environmental Assessment No. 42617.

10. EVERY. 5                      SP - Ordinance Requirements                      RECOMMND

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

10. EVERY. 6                      SP - Limits of SP DOCUMENT                      RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 6                    SP - Limits of SP DOCUMENT (cont.)                    RECOMMND

the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7                    SP - HOLD HARMLESS                    RECOMMND

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

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

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                    SP-GSP-1 ORD. NOT SUPERSEDED                    RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall

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10. GENERAL CONDITIONS

10.BS GRADE. 1                    SP-GSP-1 ORD. NOT SUPERSEDED (cont.)                    RECOMMND

conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2                    SP-GSP-2 GEO/SOIL TO BE OBEYED                    RECOMMND

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

10.BS GRADE. 3                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP265A1-EMWD WATER AND SEWER                    RECOMMND

Any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) shall connect to Eastern Municipal Water District (EMWD) water and sewer per development standards of SP 265 A1.

The water and sewer infrastructure system will be installed to the requirements and specifications of EMWD. Any existing septic system and/or well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1                    SP-#71-ADVERSE IMPACTS                    RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol

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10. GENERAL CONDITIONS

10.FIRE. 1                      SP-#71-ADVERSE IMPACTS (cont.)                      RECOMMND

improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2                      SP-#86-WATER MAINS                      RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of California Fire Code, 2013 Edition.

10.FIRE. 4                      SP-#97-OPEN SPACE                      RECOMMND

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

10.FIRE. 5                      SP-#85-FINAL FIRE REQUIRE                      RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      SP FLOOD HAZARD REPORT                      RECOMMND

This is a proposal for Amendment Number 1 of Specific Plan 265 "Borel Airpark Center" in the Murrieta Hot Springs area located on the eastern side of Winchester Road/Highway 79 and west of Leon Road, and surrounds the French Valley Airport. This amendment is being processed with Tract Map 36546 and Change of Zone 07806. The original Specific Plan 265 was approved October 1994, but expired October 2009.

Our review indicates the area consists of well-defined ridges and natural watercourses. Tualota Creek traverses the site from the east to the southwest. The site is just



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed channel improvements for Tualota Creek about 3000 linear feet downstream of this property.

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tualota Creek Channel (project number 7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

While some land-use designations have changed, the density of the proposed developments has not. Examples of this are: Industrial Park changing to Business Park, Restricted Light Industrial to Light Industrial, Commercial to Commercial Retail and Open Space to Open Space Conservation. These land-use changes do not have a significant impact on the impervious percentage of the proposed developments, therefore would have a minimal effect on the drainage plan for the proposed development.

The specific plan amendment specifies in the drainage plan that "all drainage facilities within Planning Areas 14-17 will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District standards and specifications." This will be applied to all tentative developments within these planning areas (currently tentative Tract Map 36546). The drainage plan within these planning areas proposes a detention basin and several water quality basins that will require maintenance. Drainage facilities either providing the future residents with flood protection or conveyance of public stormwater runoff will require maintenance by a public agency. Facilities proposed for the sole benefit of the proposed development (water quality basins and detention basin) will not require maintenance by a public entity.

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10. GENERAL CONDITIONS

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

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

To summarize, there are issues that still need to be worked out prior to the final design stage, particularly concerning the maintenance and alignment of master drainage plan facilities, but the District would recommend approval of SP00265A1 as amended by submittals to the District regarding drainage facilities. The Specific Plan should be conditioned so that changes to the master drainage plan would supersede land use assumptions made in the document.

Questions regarding this matter may be referred to Henry Olivo of this office at 909.955.1214.

PLANNING DEPARTMENT

10.PLANNING. 1                      SP - GEO02341                      RECOMMND

County Geologic Report (GEO) No. 2341, submitted for this case (SP00256A1 & TR36546) was prepared by GeoSoils, Inc. and is entitled: "Updated Preliminary Geotechnical Investigation and Utility Crossings Evaluation, Former Parcel Map 30595, French Valley, Murrieta Area, Riverside County, California", dated August 27, 2013.

GEO02341 concluded:

1. There are no known active faults crossing the site.
2. The potential for surface fault rupture is considered negligible.
3. The potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site.
4. Seiches and tsunamis are considered negligible.
5. Areal subsidence in the site area is considered unlikely.
6. The slopes adjacent to the existing Tocalota Creek channel are considered prone to surficial slope failures

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02341 (cont.)

RECOMMND

caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.

7.The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.

8.Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

9.Isolated "floaters" or corestones should be anticipated.

10.Due to the nature of some of the onsite materials, some caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching.

11.Care must be taken during grading near the existing water lines and gas pipeline.

12.Bedrock throughout the site should be generally rippable to the depths proposed; however, the possibility of blasting cannot be completely ruled out.

GEO02341 recommended:

1.All undocumented artificial fill, colluviums, alluvium and weathered bedrock should be removed to competent bedrock materials (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials).

2.Where natural slopes and/or existing drainages intersect proposed development areas, mitigation in the form of debris catchment devices (i.e., setbacks, catchment basins, debris fences, debris walls, etc.) are recommended.

3.Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in accordance with CAL-OSHA standards.

4.Remedial removals should not come any closer than 5 feet (vertical and lateral) from the existing gas pipeline.

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10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - GEO02341 (cont.) (cont.)                    RECOMMND

5.The engineer should evaluate if proper burial depths are maintained for the existing gas mains onsite.

6.The engineer should evaluate if proper burial depths are maintained for the existing water lines onsite.

7.The civil engineer should consider the use of a load transfer slab (protective slab) to span the gas and water mains and support the overlying utility crossings.

8.Proposed vehicle, improvement, and soil loading over the existing gas and water mains should be evaluated by the design civil engineer with respect to tolerable utility defections and potential for associated pipeline rupture.

9.Only lightweight equipment should be allowed over the gas and water mains during grading.

GEO No. 2341 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2341 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 2                    SP - MAINTAIN AREAS & PHASES                    RECOMMND

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

10.PLANNING. 3                    SP - NO P.A. DENSITY TRANSFER                    RECOMMND

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