

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 7 MAP-ADP FEES RECOMMND

TR33677M1 is located within the limits of the PERRIS 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.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

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60.PLANNING. 16 MAP - FEE BALANCE (cont.) RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 19 MAP - SLOPE STABILTY 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- SLOPE LS PLANS RECOMMND

Landscaping plans for landscaping on any private rear yard slope greater than three feet (3') in height shall be approved.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-G3.1NO B/PMT W/O G/PMT RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water

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80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

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

TR33977M1 is located within the limits of the PERRIS VALLEY Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

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PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, with SP#246A1 exhibits 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, and 5.9, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.
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 permaant 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 17 MAP- FNL SITE DEV PLOT 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.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Specific Plan Design Guidelines pages 5-19 through 5-64 and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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 PLOT 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, preliminary wall & fencing plan approved by the Planning Commission (EXHIBIT W), the Specific Plan and the TENTATIVE MAP conditions of approval.

1. 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.

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

4. All wood fence posts shall be steel set in concrete.

5. All walls and fences shall be in conformance with exhibits 5.5, 5.6, 5.7, 5.10, 5.11, 5.12, 5.14, 5.16A, 5.16B, and 5.16C of the Specific Plan.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the

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

conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 19 MAP- LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., the comprehensive preliminary landscape plans approved by the Planning Commission, and the TENTATIVE MAP conditions of approval.

Prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that CSA No. 146A has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, slope planting, slopes in common & private yards (front side and rear) that are visible to the general public, common areas and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP- LANDSCAPE PLOT PLAN (cont.)

RECOMMND

opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Plans shall be in conformance with Specific Plan and CONCEPTUAL LANDSCAPE PLAN.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP- LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 20 MAP- BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than eight (8) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 21 MAP- EXT ROW LS PLANS RECOMMND

Landscaping plans for all exterior landscaping within the right-of-way and any right-of-way adjacent to open space lots/ areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

80.PLANNING. 22 MAP- LS COMMON OS PLANS RECOMMND

Landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING .4 - COMMON AREA MAINTINANCE

80.PLANNING. 23 MAP- LS SCREENING RECOMMND

Landscaping plans shall provide adequate wall screening along Foothill Ave and adjacent to all open space lots/areas in conformance with the CONCEPTUAL LANDSCAPE PLAN and the SPECIFIC PLAN.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP- PLANNING ROW LS REV RECOMMND

A separate landscape plan shall be prepared for the landscaping located in the entry medians and right of way for review and approval by the Planning Department.

80.PLANNING. 25 MAP- INT ROW LS PLANS RECOMMND

Landscaping plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent to open space lots/areas shall be approved prior to the first building permit (including models) within each phase. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

80.PLANNING. 26 MAP- SLOPE LS INSTALL RECOMMND

Landscaping required on any private rear yard slope greater than three feet (3') in height shall be fully installed.

TRANS DEPARTMENT

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 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 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 shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITIES 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 Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

NOTE:

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

80.TRANS. 4

MAP - GARAGE DOOR 1

RECOMMND

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

80.TRANS. 5

MAP - TS/INSTALLATION

RECOMMND

Prior to issuance of the building permit for the one hundred first (101st) dwelling unit, the following traffic signals shall be installed and operational:

Sherman Road (NS) / Walnut Avenue (EW) (with no fee credit)
Dunlap Drive (NS) / Orange Avenue (EW) (with no fee credit)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 MAP - TS/INSTALLATION (cont.) RECOMMND

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 USE-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 146A.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 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 127.73 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. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP- INT ROW LS INSTALL RECOMMND

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent open space lot shall be installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

TRANS DEPARTMENT

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOST 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. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 MAP - LNDSPE INSPCTN RORMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month 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's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's 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 and the Department of Building and Safety. The

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

Transportation Department shall clear this condition upon determination of compliance.

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

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

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

90.TRANS. 5 MAP - 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. 6 MAP - STREET SWEEPING RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 7 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. 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).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 MAP- PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 102th building permit within the TRACT MAP, detailed park plans shall be submitted to and approved by the Planning Department and County Service Area No. 146A or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Lot 345. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 6 and with the requirements of the County Service Area 146A or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

TRANS DEPARTMENT

100.TRANS. 1 MAP - PARK CONSTRUCTION

RECOMMND

PRIOR TO THE ISSUANCE OF THE 204th building permit within the TRACT MAP, the park designated as Lot 345 shall be constructed and fully operable. PRIOR TO THE ISSUANCE OF THE 204th building permit within the SPECIFIC PLAN, the park designated as Lot 345 shall be constructed and fully operable.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

Tentative Tract Map No. 33978 Minor Change No. 1 proposes to subdivide 51.15 acres into 139 residential lots and 7 open space lots, as before, but now also removes the references to the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33978 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33978, Minor Change No.1, dated 8/05/15.

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

CONCEPTUAL LANDSCAPE PLAN = preliminary Landscape Plan dated 10/4/06 entitled EXHIBIT L

CONCEPTUAL WALL AND FENCE PLAN = prliminary Wall and Fence Plan dated 10/4/06 entitled EXHIBIT W

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-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 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 & Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented
by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 6 MAP-G2.8 MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland
cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 7 MAP-G2.9 DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 9 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED
SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER
SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO
ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE
EXCEPTION FROM THE PLANNING DIRECTOR.

FIRE DEPARTMENT

10.FIRE. 1 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 330 feet apart in any direction, with
no portion of any lot frontage more than 165 feet from a

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10. GENERAL CONDITIONS

10.FIRE. 1 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

10.FIRE. 2 PAR-MAP#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

The site receives storm runoff from the south and southeast. The development proposes a series of storm drains to collect onsite flows and convey them north. Two basins are proposed to mitigate water quality. The two basins appear to have adequate volume for water quality. However, the western basin shall be redesigned to incorporate 4:1 side slopes adjacent to Walnut Ave and "E" Street. This tract will outlet to proposed Line A-N and eventually to Perris Valley Storm Drain. This tract will be required to convey its onsite flows to the Perris Valley Storm Drain Channel unless other development within the City of Perris has constructed an alternate outlet. All facilities shall be built to District standards.

10.FLOOD RI. 2 MAP CONS. OUTLET WEST TO PV CH RECOMMND

This tract will be required to convey its onsite flows to the Perris Valley Storm Drain Channel. These facilities shall conform to the board adopted PVMDP or its functional equivalent as approved by the General-Manager-Chief-Engineer. All flood control facilities shall be built to District standards.

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. All lots shall be graded to drain to the

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP-10 YR CURB - 100 YR ROW (cont.) RECOMMND
adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP-100 YR SUMP OUTLET RECOMMND
Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP-PERP DRAINAGE PATTERNS RECOMMND
The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 MAP-COORDINATE DRAINAGE DESI RECOMMND
Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND
The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP RECOMMND
Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP (cont.) RECOMMND

District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 10 MAP WATERS OF THE US RECOMMND

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 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.

10.FLOOD RI. 12 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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. 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 policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new

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10. GENERAL CONDITIONS

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

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 - GEO NO. 1572 RECOMMND

County Geologic Report (GEO) No. 1572, submitted for this project (TR33978) and still viable for M1, was prepared by Pacific Soils Engineering, Inc, and is entitled: "Geotechnical Review of Tentative Tract Map No. 33978, Village 1 North, McCanna Hills, Perris Area, County of Riverside, California," dated August 17, 2005.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - GEO NO. 1572 (cont.)

RECOMMND

GEO No. 1572 concluded:

1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite.

2.Active faults are not known to exist with the project site.

3.The nearest active fault is the San Jacinto Fault Zone located about 11.5 kilometers northeast of the site.

4.Liquefaction potential is considered to be remote upon accomplishment of the design and remedial grading recommended in the above referenced report.

5.Natural slopes on the site are strewn with residual boulders capable of being dislodged during earthquakes, thus presenting a rockfall hazard on portions of the site adjacent to the natural slopes.

6.The limits of the rockfall hazard areas are delineated on plate 1 in the above referenced report.

7.Proposed cut and fill slopes are determined to be grossly and surfically stable as designed.

8.The rippability of the bedrock is expected to be variable.

GEO No. 1572 recommended:

1.Rockfall mitigation can include various methods, such as fences, walls, mesh netting, removal, and/or building setbacks.

2.Specific methods of mitigation should be determined prior to grading by the geotechnical consultant, civil engineer, and rockfall consultant/contractor.

3.The project geologist should inspect all cut slopes during site grading operations.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - GEO NO. 1572 (cont.) (cont.) RECOMMND

4. In areas where hard bedrock outcrops are exposed at the surface, heavy ripping, secondary breaking, and/or blasting may be required.

5. Recommendations concerning handling of oversized rock should be in accordance with Riverside County requirements and the recommendations made in the above referenced report.

GEO No. 1572 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1572 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created for this project relative to the rockfall potential, as described elsewhere in this conditions set.

10.PLANNING. 15 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 16 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - SPECIFIC PLAN DSGN STDS RECOMMND

The land divider shall comply with the "SPECIFIC PLAN DESIGN GUIDELINES," adopted by the Board of Supervisors, August 2005.

10.PLANNING. 19 MAP - REQUIRED MINOR PLANS RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space and shall be in conformance with the CONCEPTUAL LANDSCAPE PLAN. 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 and Planning Department and shall be in conformance with the CONCEPTUAL LANDSCAPE PLAN.

5. Each phase shall have a separate wall and fencing plan and shall be in conformance with the CONCEPTUAL WALL AND FENCE PLAN.

6. Entry monument and gate entry plan.

7. Sign 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.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

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

I-215 SB Ramp (NS) at: Ramona Expressway (EW) Nuevo Road (EW) Redlands Avenue (EW) I-215 NB Ramp (NS) at: Ramona Expressway (EW) Nuevo Road (EW) Nevada Avenue/East Frontage Road (NS) at: Ramona Expressway (EW) Webster Avenue (NS) at: Ramona Expressway (EW) West Frontage Road (NS) at: Nuevo Road (EW) East Frontage Road (NS) at: Nuevo Road (EW) Old Nuevo Road (NS) at: Nuevo Road (EW) Perris Boulevard (NS) at: Ramona Expressway (EW) Rider Street (EW) Orange Avenue (EW) Nuevo Road (EW) Redlands Avenue (NS) at: Orange Avenue (EW) Nuevo Road (EW) San Jacinto Avenue (EW) I-215 NB Ramp (EW) 4th Street (EW) Evans Road (NS) at: Rider Street (EW) Orange Avenue (EW) Nuevo Road (EW) Dunlap Drive (NS) at: Orange Avenue (EW) "K" Street (NS) at: Orange Avenue (EW) - Future Intersection "E" Street (NS) at: Walnut Avenue (EW) - Future Intersection "J" Street (NS) at: Orange Avenue (EW) - Future Intersection Sherman Road (NS) at: Rider Street (EW) Walnut Avenue (EW) Foothill Avenue (NS) at: "A" Street (EW) - Future Intersection "E" Street (EW) - Future Intersection Ramona Expressway (NS) at: Rider Street (EW) Lakeview Avenue (NS) at: Ramona Expressway (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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.) RECOMMND

are necessary to achieve or maintain the required level of service.

10.TRANS. 2 MAP - R-O-W EXCEEDS/VACATION RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 SMP - STD INTRO (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside

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10. GENERAL CONDITIONS

10.TRANS. 5 SMP - STD INTRO (ORD 460/461) (cont.) RECOMMND

County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows 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 are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

50.E HEALTH. 2 MAP - WATER PLAN RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 3 MAP - MONEY RECOMMND

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

50.E HEALTH. 4 MAP - SEWER PLAN - COUNTY RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 5 MAP - ANNEX FINALIZED RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

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

50.FIRE. 2 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 3 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 4 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 7 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP-SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 2 MAP-SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. 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. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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

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

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50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

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

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

50.FLOOD RI. 8

MAP-ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Perris 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

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

building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 2 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. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP- ANNEX TO PARK DISTRICT (cont.) RECOMMND

subject property has been annexed to County Service Area No. 146A.

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 County Service Area No. 146A 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. 14 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 PALEONTOLOGIC RECOMMND

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

A Paleontological Report within EIR Addendum 319 entitled CULTURAL RESOURCES CONSTRAINTS ASSESSMENT FOR THE APPROXIMATE 900-ACRE PREISSMAN PROPERTY, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on 10/27/03 by Bon Terra Consulting and is on file at the County of Riverside Planning Department.

50.PLANNING. 22 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. 27 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

An Archaeological Report within EIR Addendum 319 entitled ARCHAEOLOGICAL ASSESSMENT OF APPROXIMATELY 950 ACRES OF LAND DESIGNATED AS A PORTION OF THE PREISSMAN PROPERTY SPECIFIC PLAN LOCATED NORTHEAST OF THE CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on MARCH 8,1989 by Hatheway & Mckenna and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report.

50.PLANNING. 28 MAP- ECS NOTE BIOLOGICAL RECOMMND

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

A Biological Report within EIR Addendum 319 entitled BIOLOGICAL TECHNICAL REPORT FOR MCCANNA HILLS PROJECT IN RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on 6/10/04 by Bon Terra Consulting and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, Burrowing Owl. The property is not subject to biological resources restrictions based on the results of the report.

50.PLANNING. 29 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 37 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. 38 MAP- ECS ROCKFALL RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1572, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

50.PLANNING. 39 MAP- FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 40 MAP - ECS NOTE MAFB NOISE RECOMMND

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

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

50.PLANNING. 41 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 the Perris Dam 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 Department of Water Resources (DWR) has identified potential seismic safety risks in a section of the foundation of Perris Dam. There is no imminent threat to life or property. However, in the interest of ensuring the maximum public safety for those using and living downstream of the lake, the state determined that was

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 41 MAP- ECS NOTE DAM INUNDATION (cont.) RECOMMND

necessary to lower the water level while additional analysis was performed. Following an independent expert analysis, DWR announced in October 2005 it will move ahead with its plans to repair Perris Dam. DWR is currently evaluating the best and most feasible repair alternatives to address the seismic concerns at Perris Dam. The decision on a preferred repair alternative will be made by the end of 2006. It is expected that design work, environmental documentation and permitting will take approximately two to three years, followed by construction work.

50.PLANNING. 42 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 March Air Reserve Base. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the March Air Reserve Base 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 March Air Reserve Base."

50.PLANNING. 43 MAP- LKVW/NUEVO IMP PROGRAM RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Sherman Road (NS) at Walnut Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - TS/DESIGN (cont.) RECOMMND

or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signal shall be per 90.TRANS.1.

50.TRANS. 2 MAP - TS/GEOMETRICS RECOMMND

The intersection of Sherman Road (NS) at Walnut Avenue (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left-turn lane and one shared through/right-turn lane

Southbound: One-left turn lane and one shared through/right-turn lane

Eastbound: One-left turn lane and one shared through/right-turn lane

Westbound: One-left turn lane and one shared through/right-turn lane

The intersection of Street "E" (NS) and Walnut Avenue (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One shared left-turn/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Sherman Road (Foothill Avenue) (NS) and "A" (EW) shall be improved to provide the following ultimate geometrics:

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50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) RECOMMND

Northbound: One left-turn lane and one through lane

Southbound: One shared through/right-turn lane

Eastbound: One shared left-turn/right-turn lane

Westbound: N/A

or as approved by the Transportation Department.

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

50.TRANS. 3 MAP- SP246A1/CAJALCO/I-215 RECOMMND

The following improvements shall be constructed or designed and fully-funded:

The intersection of Ramona Expressway / I-215 Southbound Ramps shall be improved to provide the following geometrics:

Southbound: One left-turn lane, one shared left-turn/through lane, and one right-turn lane

Eastbound: Two through lanes and one right-turn lane

Westbound: One left-turn lane and two through lanes

The intersection of Ramona Expressway / I-215 Northbound Ramps shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared left-turn/through lane, and one right-turn lane

Eastbound: One left-turn lane and two through lanes

Westbound: Two through lanes and one right-turn lane

Or as approved by the Transportation Department

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

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50.TRANS. 4 MAP - DEDICATIONS RECOMMND

All local interior streets "A", "B", "C", "D", "E", "F", and "G" shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')

Foothill Avenue (along tract boundary between street "A" to the south westerly tract boundary) shall be improved within the dedicated right-of-way in accordance with Draft County Standard No. 103, Section A. (44'/74')

50.TRANS. 5 MAP - PART-WIDTH RECOMMND

Foothill Avenue (Sherman Road) along the tract boundary from street "A" to Walnut Street shall be improved with 34 feet of asphalt concrete pavement within a 70' dedicated right-of-way in accordance with County Draft Standard No. 103, Section A.

Walnut Avenue along tract boundary shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Draft Standard No. 105, Section C. (Modified)

50.TRANS. 7 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 project boundaries 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.

50.TRANS. 8 MAP - OFF-SITE INFO RECOMMND

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

50.TRANS. 9 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.

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50.TRANS. 10 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Foothill Avenue (Sherman Street) and Walnut Avenue and so noted on the final map.

50.TRANS. 11 MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12 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. 13 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be designed within Foothill Avenue (Sherman Street) and Walnut Avenue. 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 to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 14 MAP - SOILS 2 RECOMMND

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

50.TRANS. 15 MAP - OFF-SITE ACCESS 1 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106 (32'/60') at a grade and alignment as

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50.TRANS. 15 MAP - OFF-SITE ACCESS 1 (cont.) RECOMMND

approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Walnut Avenue to El Nido Avenue.

Said off-site access road shall be the northerly extension of Sherman Street to Rider Street and the easterly extension of Rider Street to Ramona Expressway.

50.TRANS. 16 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline 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. 17 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Sherman Street sliver at the cul de sac. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 18 MAP - STREET SWEEPING RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - STREETLIGHT PLAN RECOMMND

A separate street light 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 20 MAP - STREET LIGHTS-L&LMD RECOMMND

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

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

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

50.TRANS. 21 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 22 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 23 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 24 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. 25 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract 33976M1 and Tract 33977M1.

50.TRANS. 26 MAP - LAKEVIEW/NUEVO FUNDING RECOMMND

SP 246 has the following condition (30.Trans.4):

"Prior to approval of any project beyond 300 dwelling units in Phase I (Village V) other than financing maps, an infrastructure phasing plan for the Lakeview-Nuevo area shall be developed and approved by the County. This plan shall identify the extent and timing of improvements to Ramona Expressway, I-215/Ramona Expressway interchange, Nuevo Road, and other major Transportation facilities. The plan shall also identify funding sources (potentially a CFD) to fund these major facilities. The plan shall identify pro-rata traffic capacity and funding shares for developments required to participate."

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26

MAP - LAKEVIEW/NUEVO FUNDING (cont.)

RECOMMND

The County is in the process of establishing the following planning and funding mechanisms for the Lakeview/Nuevo area to mitigate cumulative impacts. In order to meet the requirements of 30.Trans. 4 above, this project shall be required to enter into an Agreement for the Provision and Funding of Infrastructure with the County prior to any maps recording. The Agreement for the Provision and Funding of Infrastructure shall establish the project's pro-rata contribution towards:

1. A Transportation Infrastructure Phasing Plan 2. A Road and Bridge Benefit District to provide funding for the above, as a supplement to TUMF funding, that will establish per unit fees 3. A Community Facilities Infrastructure Phasing Plan 4. A Community Facilities Funding Plan that will establish per-unit fees

The Agreement may also identify facilities that are constructed or land dedicated by the project that will offset the equivalent value of the per-unit fees.

As used in this condition of approval, pro rata shall mean the project's fair share impact on the total infrastructure/facility cost that is attributable to the impacts caused by new residential development in the region.

(Note: This condition was added by the Board of Supervisors on March 27, 2007).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/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. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE-G1.4 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 (916) 341-5455.

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

60.BS GRADE. 7 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. 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 will be required.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP-SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading 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 issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 MAP 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. 3 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

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

60.FLOOD RI. 4 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. 5 MAP-ADP FEES RECOMMND

TR33978M1 is located within the limits of the PERRIS VALLEY Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 6 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 9 MAP - SLOPE STABILITY REPORT RECOMMND

The developer shall cause a Slope Stability Report to be submitted to the County Engineering Geologist. This report may be included as a part of a preliminary geotechnical report for the project site. Upon approval, the Geologist shall provide written clearance to the County Department of Building and Safety - Grading Division.

60.PLANNING. 17 MAP- SKR FEE CONDITION RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP- SKR FEE CONDITION (cont.)

RECOMMND

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 51.15 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.

This condition implements 30.PLANNING.27 of the SPECIFIC PLAN.

60.PLANNING. 18 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. 19 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 21 MAP- SLOPE LS PLANS

RECOMMND

Landscaping plans for landscaping on any private rear yard slope greater than three feet (3') in height shall be approved.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP- LKVV/NUEVO IMP PROGRAM

RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP-SUBMIT PLANS

RECOMMND

A copy of the mprovement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to issuance of building permits. All

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP-SUBMIT PLANS (cont.) RECOMMND

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. 2 MAP-ADP FEES RECOMMND

TR33978M1 is located within the limits of the PERRIS VALLEY Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 12 MAP - FINAL SITE OF DEVELOPMNT 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.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FINAL SITE OF DEVELOPMNT (cont.) RECOMMND

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. 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.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

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

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit

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80.PLANNING. 13 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND

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

80.PLANNING. 21 PRJ- FINAL ZONING MAP RECOMMND

PRIOR TO BUILDING PERMITS, the planning areas for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

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

This condition implements condition 30.PLANNING.18 of the SPECIFIC PLAN.

80.PLANNING. 22 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 23 MAP- FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 24 MAP- UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 26 MAP- LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., the comprehensive preliminary landscape plans approved by the Planning Commission, and the TENTATIVE MAP conditions of approval.

Prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that CSA No. 146A has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, slopes in common & private yards (front, side, and rear) that are visible to the general public, common areas and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

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

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80.PLANNING. 26

MAP- LANDSCAPE PLOT PLAN (cont.)

RECOMMND

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Plans shall be in conformance with Specific plan and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 MAP- LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

CONCEPTUAL LANDSCAPE PLAN.

NOTES:

The Landscape plot plan my include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 27 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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

80.PLANNING. 28 MAP- ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28

MAP- ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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, with SP#246A1 exhibits 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, and 5.9, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

80.PLANNING. 29

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. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29

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. 30

MAP- BUILDING SEPARATION 2

RECOMMND

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

80.PLANNING. 31

MAP- EXT ROW LS PLANS

RECOMMND

Landscaping plans for all exterior landscaping within the right-of-way and any right-of-way adjacent to open space lots/ areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

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Parcel: 307-060-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 MAP- LS COMMON OS PLANS RECOMMND

Landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING .4 - COMMON AREA MAINTINANCE

80.PLANNING. 33 MAP- LS SCREENING RECOMMND

Landscaping plans shall provide adequate wall screening along Foothill Ave and adjacent to all open space lots/areas in conformance with the CONCEPTUAL LANDSCAPE PLAN and the SPECIFIC PLAN.

80.PLANNING. 34 MAP- PLANNING ROW LS REV RECOMMND

A separate landscape plan shall be prepared for the landscaping located in the entry medians and right of way for review and approval by the Planning Department.

80.PLANNING. 35 MAP- INT ROW LS PLANS RECOMMND

Landscaping plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent to open space lots/areas shall be approved prior to the first building permit (including models) within each phase. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

80.PLANNING. 36 MAP- SLOPE LS INSTALL RECOMMND

Landscaping required on any private rear yard slope greater than three feet (3') in height shall be fully installed.

80.PLANNING. 38 PRJ- SCHOOL MITIGATION RECOMMND

This condition implements condition 30.PLANNING.31 of the SPECIFIC PLAN.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - GARAGE DOOR 1

RECOMMND

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

80.TRANS. 2

USE - TS/INSTALLATION

RECOMMND

Prior to issuance of the building permit for the one hundred first (101st) dwelling unit, the following traffic signals shall be installed and operational:

Sherman Road (NS) at Walnut Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

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

80.TRANS. 3

USE - STREET SWEEPING

RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 USE-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION RECOMMND

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

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of

TRACT MAP Tract #: TR33978M1

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.) RECOMMND

the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 13 MAP - FENCE TREATMENT RECOMMND

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

90.PLANNING. 14 MAP- LANDSCAPING COMPLIANCE RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP- LANDSCAPING COMPLIANCE (cont.) RECOMMND

landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 15 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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146A.

90.PLANNING. 16 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 17 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 51.15 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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Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 MAP- MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Addendum No.1 to EIR No.319.

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

90.PLANNING. 19 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 20 MAP- EXT ROW LS INSTALL RECOMMND

Landscaping for all exterior/perimeter landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be installed prior to the first building final inspection clearance (including any model). Landscaping shall be installed in conformance with the approved landscaping plans.

90.PLANNING. 21 MAP- LS COMMON OS INSTALL RECOMMND

Landscaping for all common open space areas within each phase shall be installed prior to the first building final inspection clearance within that phase. Installed landscaping shall conform with the approved landscape plans.

90.PLANNING. 22 MAP- INT ROW LS INSTALL RECOMMND

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent open space lot shall be installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

TRANS DEPARTMENT

90.TRANS. 1 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

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Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

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.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

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

90.TRANS. 2

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

TRACT MAP Tract #: TR33978M1

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

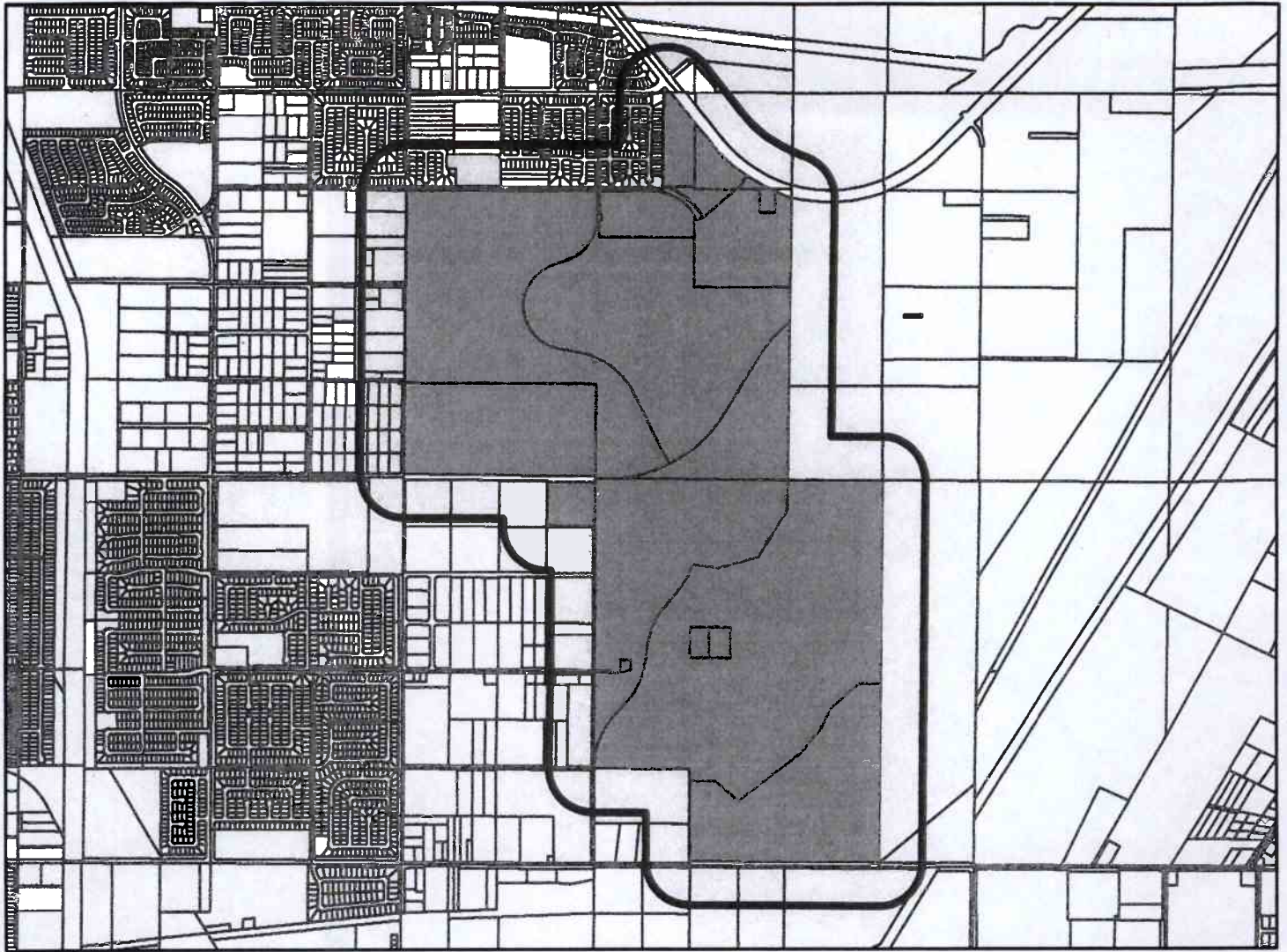
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project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

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

90.TRANS. 4 MAP - 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.

SP00246A3/TR33978M1/TR33977M1 (600 feet buffer)



Selected Parcels

307-400-020	307-420-018	307-422-008	300-040-009	300-050-016	307-422-001	307-392-014	307-441-045	307-442-035	307-400-034
307-442-052	307-442-028	307-440-003	307-400-025	307-400-006	307-391-005	307-441-056	307-442-021	307-260-029	307-400-016
307-400-021	307-400-029	307-441-038	307-442-038	307-442-017	307-442-033	307-430-011	307-441-019	307-400-013	307-441-065
307-400-027	307-441-055	307-442-040	308-354-052	308-354-055	307-441-037	308-354-038	307-441-059	307-441-063	307-441-040
308-110-011	308-110-006	308-110-010	307-442-010	300-020-027	300-020-007	300-030-026	307-442-023	307-442-047	307-421-001
307-442-009	300-040-008	307-392-037	307-430-003	307-442-014	307-441-009	307-442-013	307-400-031	307-400-033	308-354-030
300-050-010	307-422-003	307-392-047	300-030-040	307-392-036	307-441-012	307-392-042	307-392-041	307-432-026	307-422-007
307-400-018	307-391-003	307-432-003	307-442-031	307-391-011	307-430-015	308-354-031	307-441-049	307-442-050	307-400-032
307-260-020	307-442-034	307-240-025	307-260-031	307-441-034	307-410-010	307-410-009	307-050-004	307-421-018	307-391-009
308-354-046	307-441-024	307-442-015	307-400-014	307-432-004	307-432-005	307-430-005	307-400-010	307-421-019	307-430-020
307-442-008	307-421-003	300-040-015	320-360-013	307-442-043	307-442-037	307-441-054	300-040-006	307-400-007	307-441-043
307-442-041	307-441-030	307-441-014	307-422-002	307-432-002	300-040-010	307-442-048	307-432-028	307-420-017	308-354-035

First 120 parcels shown



2,400 1,200 0 2,400 Feet

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/15/2015,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SPO0246A3/TR33978M1/ For

Company or Individual's Name TR33977M1
Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

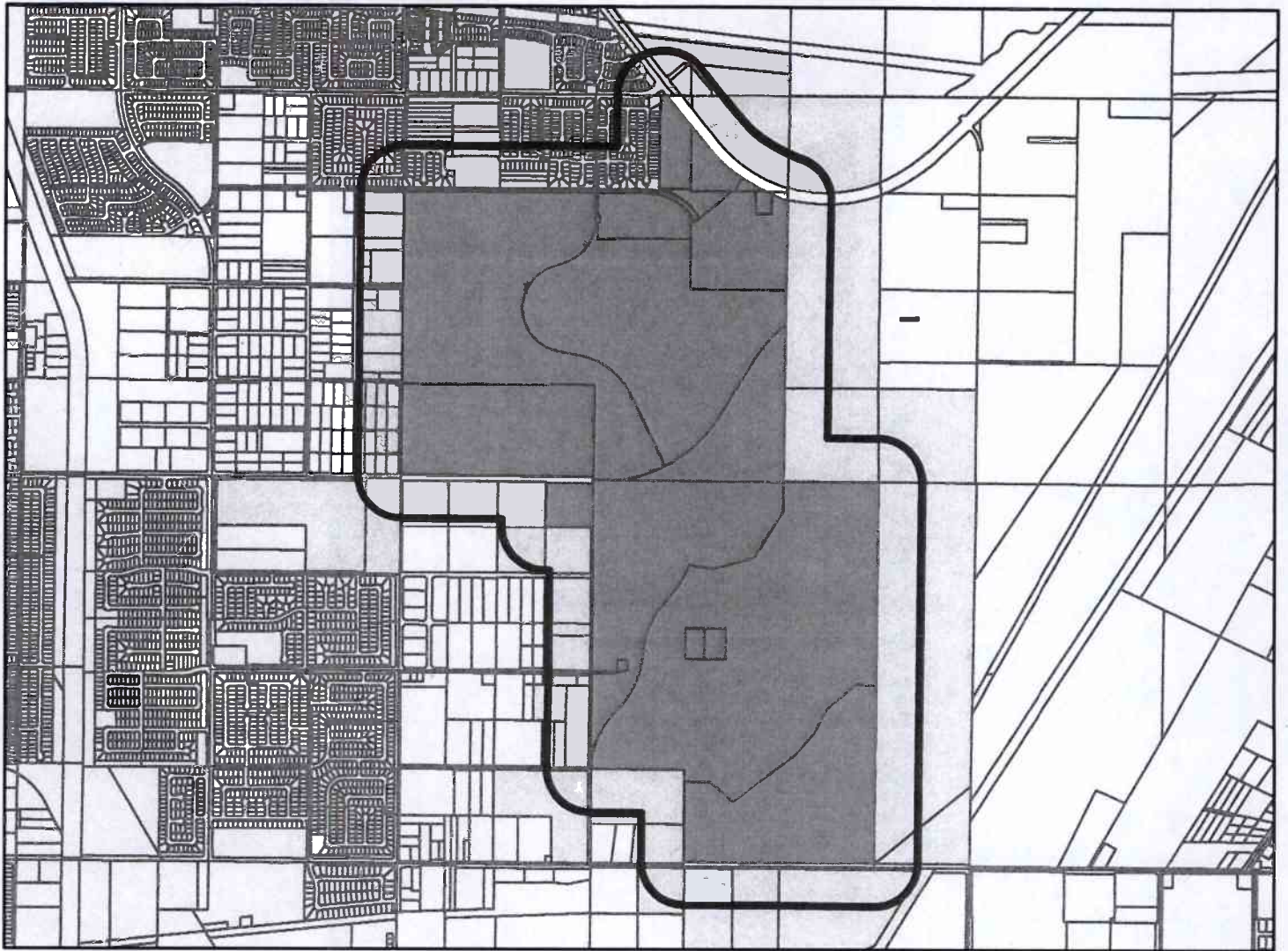
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

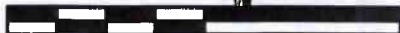
SP00246A3/TR33978M1/TR33977M1 (600 feet buffer)



Selected Parcels

307-400-020	307-420-018	307-422-008	300-040-009	300-050-016	307-422-001	307-392-014	307-441-045	307-442-035	307-400-034
307-442-052	307-442-028	307-440-003	307-400-025	307-400-006	307-391-005	307-441-056	307-442-021	307-260-029	307-400-016
307-400-021	307-400-029	307-441-038	307-442-038	307-442-017	307-442-033	307-430-011	307-441-019	307-400-013	307-441-065
307-400-027	307-441-055	307-442-040	308-354-052	308-354-055	307-441-037	308-354-038	307-441-059	307-441-063	307-441-040
308-110-011	308-110-006	308-110-010	307-442-010	300-020-027	300-020-007	300-030-026	307-442-023	307-442-047	307-421-001
307-442-009	300-040-008	307-392-037	307-430-003	307-442-014	307-441-009	307-442-013	307-400-031	307-400-033	308-354-030
300-050-010	307-422-003	307-392-047	300-030-040	307-392-036	307-441-012	307-392-042	307-392-041	307-432-026	307-422-007
307-400-018	307-391-003	307-432-003	307-442-031	307-391-011	307-430-015	308-354-031	307-441-049	307-442-050	307-400-032
307-260-020	307-442-034	307-240-025	307-260-031	307-441-034	307-410-010	307-410-009	307-050-004	307-421-018	307-391-009
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307-442-008	307-421-003	300-040-015	320-360-013	307-442-043	307-442-037	307-441-054	300-040-006	307-400-007	307-441-043
307-442-041	307-441-030	307-441-014	307-422-002	307-432-002	300-040-010	307-442-048	307-432-028	307-420-017	308-354-035

First 120 parcels shown



2,400 1,200 0 2,400 Feet

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PERRIS, CA. 92571

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ASMT: 300030006, APN: 300030006
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MURRIETA CA 92562

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DOWNEY CA 90241

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P O BOX 145
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ASMT: 300030004, APN: 300030004
TED PENA
20696 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300040006, APN: 300040006
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CYPRESS CA 90630

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ASMT: 300040016, APN: 300040016
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ASMT: 300050006, APN: 300050006
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ASMT: 300050007, APN: 300050007
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ASMT: 300050009, APN: 300050009
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PERRIS, CA. 92571

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YORBA LINDA CA 92887

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ANAHEIM CA 92805



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JYS HOLDINGS
909 E NORWOOD PL
ALHAMBRA CA 91801

ASMT: 307020008, APN: 307020008
NORMA BANUELOS, ETAL
116 EVERGREEN PL
PERRIS CA 92571

ASMT: 307020009, APN: 307020009
ROBERTINA CABRERA, ETAL
1973 SIERRA ESPADAN
PERRIS CA 92571

ASMT: 307050010, APN: 307050010
VAL VERDE UNIFIED SCHOOL DIST
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PERRIS CA 92571

ASMT: 307070001, APN: 307070001
STATE OF CALIF WATER RESOURCES
C/O DIVISION OF ENGINEERING
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SACRAMENTO CA 95814

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C/O LEGAL DEPT
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IRVINE CA 92612

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ASMT: 307240024, APN: 307240024
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ASMT: 307240025, APN: 307240025
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ASMT: 307240060, APN: 307240060
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ASMT: 307260020, APN: 307260020
DIRCEU HERNANDEZ
27420 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307260029, APN: 307260029
ALLEN KEY
C/O DORA KEY
27425 CITRUS AVE
PERRIS, CA. 92571

ASMT: 307260031, APN: 307260031
DORA KEY
C/O RIVERSIDE COUNTY PUBLIC GUARDIAN
P O BOX 1405
RIVERSIDE CA 92502



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NUESTRA SENORA DE GUADALUPE CHURCH
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19800 MACARTHUR STE 700
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ASMT: 307391002, APN: 307391002
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1525 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391003, APN: 307391003
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1533 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391004, APN: 307391004
TANYA HERNANDEZ, ETAL
1541 STRWBERRY DR
PERRIS, CA. 92571

ASMT: 307391005, APN: 307391005
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1549 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391006, APN: 307391006
THUAN DUONG
1557 STRAWBERRY DR
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ASMT: 307391007, APN: 307391007
SALVADOR BARBA
1565 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391008, APN: 307391008
SALVADOR GUTIERREZ
1573 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391009, APN: 307391009
EDGAR ECHEVERRIA
1581 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391010, APN: 307391010
JESUS DELCMOYA
1589 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391011, APN: 307391011
DEIDRA TURCIOS
1597 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392014, APN: 307392014
ADRIANA PADILLA
3032 KALEI CT
PERRIS, CA. 92571

ASMT: 307392015, APN: 307392015
ROLANDO BALDOBINO, ETAL
3026 KALEI CT
PERRIS, CA. 92571



ASMT: 307392016, APN: 307392016
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5327 LOMA AVE
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ASMT: 307392038, APN: 307392038
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3024 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392017, APN: 307392017
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3035 KALEI CT
PERRIS, CA. 92571

ASMT: 307392039, APN: 307392039
JOE WALLS
3018 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392018, APN: 307392018
HERLINDA TAMAYO, ETAL
3041 KALEI CT
PERRIS, CA. 92571

ASMT: 307392040, APN: 307392040
PATRICK LOUGH
3012 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392034, APN: 307392034
ZIJIAN XU, ETAL
3048 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392041, APN: 307392041
DARLENE WARD
1576 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392035, APN: 307392035
GUADALUPE MARQUEZ, ETAL
3042 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392042, APN: 307392042
XU GONG, ETAL
1568 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392036, APN: 307392036
DANIEL REYES
3036 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392043, APN: 307392043
TROY MCKNIGHT
1560 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392037, APN: 307392037
CESAR CUEVAS
3030 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392044, APN: 307392044
RAFAEL RAMIREZ
1552 STRAWBERRY DR
PERRIS, CA. 92571



ASMT: 307392045, APN: 307392045
LETICIA VILLALPANDO, ETAL
7919 RALSTON PL
RIVERSIDE CA 92508

ASMT: 307400004, APN: 307400004
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3021 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392046, APN: 307392046
JASHIR RAMIREZ
3019 WOLLYLEAF CT
PERRIS, CA. 92571

ASMT: 307400005, APN: 307400005
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3027 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392047, APN: 307392047
CURTIS CUSTARD
3025 WOLLYLEAF CT
PERRIS, CA. 92571

ASMT: 307400006, APN: 307400006
ELLENA ROMO, ETAL
3033 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392048, APN: 307392048
JAMES MULLER
3031 WOLLYLEAF CT
PERRIS, CA. 92571

ASMT: 307400007, APN: 307400007
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3039 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307400001, APN: 307400001
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1605 STRAWBERRY DR
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ASMT: 307400008, APN: 307400008
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3040 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400002, APN: 307400002
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3009 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307400009, APN: 307400009
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3034 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400003, APN: 307400003
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3015 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307400010, APN: 307400010
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3028 SAFFRON CT
PERRIS, CA. 92571



ASMT: 307400011, APN: 307400011
VON SALONGA, ETAL
3022 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400018, APN: 307400018
DAVID LOTZ
3025 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400012, APN: 307400012
DIVA COURLL, ETAL
3016 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400019, APN: 307400019
RENE PEREZ
3031 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400013, APN: 307400013
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3010 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400020, APN: 307400020
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ASMT: 307400014, APN: 307400014
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ASMT: 307400021, APN: 307400021
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ASMT: 307400015, APN: 307400015
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3007 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400022, APN: 307400022
RUBEN RUBY
3038 POPPY CT
PERRIS, CA. 92571

ASMT: 307400016, APN: 307400016
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3013 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400023, APN: 307400023
JUAN GIL, ETAL
3032 POPPY CT
PERRIS, CA. 92571

ASMT: 307400017, APN: 307400017
SHANNON PARIS
3019 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400024, APN: 307400024
ABIKE TANIMOJO, ETAL
3026 POPPY CT
PERRIS, CA. 92571



ASMT: 307400025, APN: 307400025
SONIA VIEYRA, ETAL
3020 POPPY CT
PERRIS, CA. 92571

ASMT: 307400026, APN: 307400026
MARLENE AGUILAR
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ASMT: 307400027, APN: 307400027
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3008 POPPY CT
PERRIS, CA. 92571

ASMT: 307400028, APN: 307400028
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3005 POPPY CT
PERRIS, CA. 92571

ASMT: 307400029, APN: 307400029
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3011 POPPY CT
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ASMT: 307400030, APN: 307400030
RENE MARTINEZ
3017 POPPY CT
PERRIS, CA. 92571

ASMT: 307400031, APN: 307400031
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101 N D ST
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ASMT: 307400035, APN: 307400035
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1658 SORREL LN
PERRIS, CA. 92571

ASMT: 307400036, APN: 307400036
SALVADOR REYES
1650 SORREL LN
PERRIS, CA. 92571

ASMT: 307400037, APN: 307400037
MARK TAYLOR
1642 SORREL LN
PERRIS, CA. 92571

ASMT: 307400038, APN: 307400038
MARIA SOSTENES, ETAL
1634 SORREL LN
PERRIS, CA. 92571



ASMT: 307400039, APN: 307400039
RAYMOND MCCULLOUGH
1626 SORREL LN
PERRIS, CA. 92571

ASMT: 307400040, APN: 307400040
JULIE CARPIO, ETAL
1618 SORREL LN
PERRIS, CA. 92571

ASMT: 307400041, APN: 307400041
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ASMT: 307420014, APN: 307420014
ESMERALDA MURO, ETAL
3053 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307420015, APN: 307420015
MARIA LUNA, ETAL
3049 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307420016, APN: 307420016
TRACY GLASS, ETAL
3045 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307420017, APN: 307420017
HERNAN PIZZULIN
3038 JACINTA DR
PERRIS, CA. 92571

ASMT: 307420018, APN: 307420018
ABE GARCIA
3042 JACINTA DR
PERRIS, CA. 92571

ASMT: 307420019, APN: 307420019
TERESA JACKSON
3046 JACINTA DR
PERRIS, CA. 92571

ASMT: 307421001, APN: 307421001
CARLOS FERNANDEZ
3048 GAZANIA DR
PERRIS, CA. 92571



ASMT: 307421002, APN: 307421002
USINGAMA MVUEMBA
3052 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307422003, APN: 307422003
KENNY BURGESS, ETAL
1839 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421003, APN: 307421003
FERNANDO NIEVAS
3056 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307422004, APN: 307422004
AMANDA MORENO, ETAL
1847 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421018, APN: 307421018
EDDIE DELEON
3055 AVALON PKY
PERRIS, CA. 92571

ASMT: 307422005, APN: 307422005
WILLIE GROOMES
1855 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421019, APN: 307421019
ERIC PIGGUE
3051 AVALON PKY
PERRIS, CA. 92571

ASMT: 307422006, APN: 307422006
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1863 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421020, APN: 307421020
NELSON HERRERA
3047 AVALON PKY
PERRIS, CA. 92571

ASMT: 307422007, APN: 307422007
DAVID LEE
1871 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422001, APN: 307422001
UMAF AASHRAF, ETAL
1823 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422008, APN: 307422008
NORMA ARIAS, ETAL
1879 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422002, APN: 307422002
NANCY HUFF, ETAL
1831 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422009, APN: 307422009
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1887 CALTHA WAY
PERRIS, CA. 92571



ASMT: 307422010, APN: 307422010
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1895 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307430001, APN: 307430001
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3026 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430002, APN: 307430002
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3022 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430003, APN: 307430003
CESAR VILLANUEVA
3018 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430004, APN: 307430004
SUZANNE TORRES
3010 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430005, APN: 307430005
ANEL LOPEZ, ETAL
3013 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430006, APN: 307430006
ROBERT BREWER, ETAL
3021 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430007, APN: 307430007
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3025 TANSY CIR
PERRIS, CA. 92571

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PERRIS, CA. 92571

ASMT: 307430010, APN: 307430010
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3024 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430011, APN: 307430011
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3020 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430012, APN: 307430012
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ASMT: 307430015, APN: 307430015
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3023 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430016, APN: 307430016
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CLAREMONT CA 91711

ASMT: 307430017, APN: 307430017
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3014 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430018, APN: 307430018
GRISELDA ROMAN, ETAL
3017 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430019, APN: 307430019
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3012 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430020, APN: 307430020
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3015 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307431022, APN: 307431022
JOSE PEREZ
3047 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307431023, APN: 307431023
MARIO RAMOS
3043 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307431024, APN: 307431024
SHARISA LYMON
3039 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307431025, APN: 307431025
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3035 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307432001, APN: 307432001
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ASMT: 307432002, APN: 307432002
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PERRIS, CA. 92571

ASMT: 307432003, APN: 307432003
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ASMT: 307432004, APN: 307432004
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ASMT: 307432007, APN: 307432007
LOURDES CERDA
3040 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307432008, APN: 307432008
JONATHAN WHITE
3044 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307432009, APN: 307432009
RICHARD BARAHONA
3048 AVISHAN DR
PERRIS CA 92577

ASMT: 307432026, APN: 307432026
EMILY HARDISON, ETAL
3049 SNOWDROP CT
PERRIS, CA. 92571

ASMT: 307432027, APN: 307432027
MARIO ROMAN
3040 SNOWDROP CT
PERRIS, CA. 92571

ASMT: 307432028, APN: 307432028
HENRY VIRAMONTES
3046 SNOWDROP CT
PERRIS, CA. 92571

ASMT: 307432046, APN: 307432046
IRAWATY GUSTANTO, ETAL
3043 JACINTA DR
PERRIS, CA. 92571

ASMT: 307432047, APN: 307432047
HONGLAC HATHUC
3039 JACINTA DR
PERRIS, CA. 92571

ASMT: 307432048, APN: 307432048
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3035 JACINTA DR
PERRIS, CA. 92571

ASMT: 307440001, APN: 307440001
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3034 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307440002, APN: 307440002
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3038 HAWTHORNE RD
PERRIS, CA. 92571



ASMT: 307440003, APN: 307440003
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3042 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441014, APN: 307441014
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2066 ANISE DR
PERRIS, CA. 92571

ASMT: 307440004, APN: 307440004
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3046 HAWTHORNE RD
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ASMT: 307441015, APN: 307441015
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2074 ANISE DR
PERRIS, CA. 92571

ASMT: 307441009, APN: 307441009
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2026 ANISE DR
PERRIS, CA. 92571

ASMT: 307441016, APN: 307441016
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2082 ANISE DR
PERRIS, CA. 92571

ASMT: 307441010, APN: 307441010
MARIA GARCIA
2034 ANISE DR
PERRIS, CA. 92571

ASMT: 307441017, APN: 307441017
NORMAN LYNDE
2090 ANISE DR
PERRIS, CA. 92571

ASMT: 307441011, APN: 307441011
RIGOBERTO ORTIZ
2042 ANISE DR
PERRIS, CA. 92571

ASMT: 307441018, APN: 307441018
MIREYA CARRILLO, ETAL
2098 ANISE DR
PERRIS, CA. 92571

ASMT: 307441012, APN: 307441012
BIANCA SALCE, ETAL
2050 ANISE DR
PERRIS, CA. 92571

ASMT: 307441019, APN: 307441019
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3083 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441013, APN: 307441013
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2058 ANISE DR
PERRIS, CA. 92571

ASMT: 307441020, APN: 307441020
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3079 CAYENNE WAY
PERRIS, CA. 92571



ASMT: 307441021, APN: 307441021
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DIAMOND BAR CA 91765

ASMT: 307441022, APN: 307441022
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3071 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441023, APN: 307441023
RIGOBERTO RAMIREZ
3067 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441024, APN: 307441024
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3063 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441025, APN: 307441025
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ASMT: 307441026, APN: 307441026
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ASMT: 307441027, APN: 307441027
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ASMT: 307441028, APN: 307441028
IH2 PROP WEST
C/O ALTUS GROUP US INC
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ASMT: 307441031, APN: 307441031
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3035 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441032, APN: 307441032
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ASMT: 307441033, APN: 307441033
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3027 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441034, APN: 307441034
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ASMT: 307441037, APN: 307441037
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ASMT: 307441040, APN: 307441040
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PERRIS, CA. 92571

ASMT: 307441047, APN: 307441047
JESUS LEON
3013 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441041, APN: 307441041
STRATEGIC RENTAL FUND 7
5737 KANAN RD SUITE 483
AGOURA HILLS CA 91301

ASMT: 307441048, APN: 307441048
NORA BARAJA, ETAL
3009 ZARA CIR
PERRIS, CA. 92571



ASMT: 307441049, APN: 307441049
JACQUELYN LINDSEY, ETAL
167 ROSE DR
FULLERTON CA 92833

ASMT: 307441056, APN: 307441056
GERALDINE ODIAKOSA, ETAL
3021 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441050, APN: 307441050
JANIECE FORD
3012 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441057, APN: 307441057
NANA FIRMAN
3017 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441051, APN: 307441051
OLUWATONI ARENE, ETAL
3020 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441058, APN: 307441058
JESENIA MARTINEZ, ETAL
3013 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441052, APN: 307441052
NORA BARAJA, ETAL
3024 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441059, APN: 307441059
AISHA ALLEN, ETAL
3009 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441053, APN: 307441053
ORALIA BEJAR
3028 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441060, APN: 307441060
CHERYL STANSBURY, ETAL
3006 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441054, APN: 307441054
ELLA PETERSON, ETAL
3029 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441061, APN: 307441061
JUANA HERNANDEZ
3010 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441055, APN: 307441055
AXSEL LIMA
3025 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441062, APN: 307441062
JIMMY CARRILLO
3014 HAWTHORNE RD
PERRIS, CA. 92571



ASMT: 307441063, APN: 307441063
BRIAN THORNTON
3018 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442005, APN: 307442005
KIMBERLY MARSHALL, ETAL
3053 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441064, APN: 307441064
MARICELA GALLEGOS, ETAL
3022 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442006, APN: 307442006
AMI WANG, ETAL
3057 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441065, APN: 307441065
ANTHONY COCO
3026 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442007, APN: 307442007
ANITA MATLOCK, ETAL
3061 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442001, APN: 307442001
DEJON HARRIS, ETAL
3037 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442008, APN: 307442008
CARISSA HERNANDEZ, ETAL
3065 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442002, APN: 307442002
LANIQUEA HARRIS
3041 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442009, APN: 307442009
CARLOS PEREZ
3069 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442003, APN: 307442003
ORLANDO MERCADO
3045 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442010, APN: 307442010
CYNTHIA DUNN, ETAL
3073 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442004, APN: 307442004
LEATHA ANDREWS
3049 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442011, APN: 307442011
MARK PALMER
3077 HAWTHORNE RD
PERRIS, CA. 92571



ASMT: 307442012, APN: 307442012
SVETI PATEL, ETAL
3081 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442019, APN: 307442019
MARIA CASAS, ETAL
3064 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442013, APN: 307442013
VALARIE JENSEN, ETAL
3085 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442020, APN: 307442020
JAIME ZERMENO
3060 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442014, APN: 307442014
CHRIS HERNANDEZ
3084 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442021, APN: 307442021
ALFREDO BOTELLO
3056 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442015, APN: 307442015
EMILIO LUPERCYO
3080 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442022, APN: 307442022
NICHOLE SMITH, ETAL
3052 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442016, APN: 307442016
MARIA VILLEGAS, ETAL
3076 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442023, APN: 307442023
CANDICE HUGHES
3048 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442017, APN: 307442017
JESSICA CORDOVA, ETAL
11711 COLLETT AVE NO 517
RIVERSIDE CA 92505

ASMT: 307442024, APN: 307442024
MIGUEL SOTO
3046 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442018, APN: 307442018
TAMMIE CORBIN, ETAL
3068 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442025, APN: 307442025
JASON SELTZER
3051 MALLOW CT
PERRIS, CA. 92571



ASMT: 307442026, APN: 307442026
ESTRELLITA DAVIS, ETAL
3055 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442033, APN: 307442033
ANGEL BARBOSA
3083 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442027, APN: 307442027
REBECA OROZCO, ETAL
3059 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442034, APN: 307442034
DONNA CASPIO
3087 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442028, APN: 307442028
MISTY RODRIGUEZ, ETAL
3063 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442035, APN: 307442035
BOBBYE JUAREZ, ETAL
3082 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442029, APN: 307442029
STEPHANIE SCHROEDER, ETAL
3067 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442036, APN: 307442036
YUEH CHIAO LIN
3078 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442030, APN: 307442030
JESUS NAVARRETE
3071 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442037, APN: 307442037
CARLOS ORIHUELA, ETAL
C/O CARLOS R ORIHUELA
3074 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442031, APN: 307442031
DEBORAH OLSON
3075 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442038, APN: 307442038
ANDRES LOPEZ
3070 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442032, APN: 307442032
SHANNINE MCCONNELL
3079 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442039, APN: 307442039
JENNY LUN, ETAL
3066 CAYENNE WAY
PERRIS, CA. 92571



ASMT: 307442040, APN: 307442040
BAO PHAM
3062 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442047, APN: 307442047
KEVIN ULIBARRI, ETAL
3034 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442041, APN: 307442041
GLADYS LININGTON
3058 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442048, APN: 307442048
HEIDI MCNULTY
2072 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307442042, APN: 307442042
RYAN KNIGHT
3054 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442049, APN: 307442049
MATTHEW SHELTON
2064 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307442043, APN: 307442043
DINORA CALDERON, ETAL
3050 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442050, APN: 307442050
DERRICK JONES
2066 CALTHA WAY
PERRIS CA 92571

ASMT: 307442044, APN: 307442044
KRISTIN LANDGREN
3046 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442051, APN: 307442051
KATY LOW
PO BOX 27159
ANAHEIM CA 92809

ASMT: 307442045, APN: 307442045
CHI LE, ETAL
232 MERRIMAC
ANAHEIM CA 92807

ASMT: 307442052, APN: 307442052
ALEJANDRO HERNANDEZ
2040 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307442046, APN: 307442046
KAREN PTACEK
3038 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 308110009, APN: 308110009
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054



ASMT: 308110011, APN: 308110011
JANICE GURNICK, ETAL
755 PATTERSON AVE
GLENDALE CA 91202

ASMT: 308354017, APN: 308354017
MYRA MEEKS, ETAL
2117 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354018, APN: 308354018
ISRAEL CASTILLO
2109 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354019, APN: 308354019
HEIDI BROBERG, ETAL
2101 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354020, APN: 308354020
LUCIO MURILLO
2093 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354030, APN: 308354030
CHRISTINA SMITH, ETAL
2084 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354031, APN: 308354031
ZINA BORATYNEC, ETAL
49 VIA CARTAMA
SAN CLEMENTE CA 92673

ASMT: 308354032, APN: 308354032
SALVADOR OROZCO
2100 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354033, APN: 308354033
GLORIA VENEZIA, ETAL
2108 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354034, APN: 308354034
BEATRIZ OVANDO, ETAL
2116 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354035, APN: 308354035
HILDA MIRELES
2124 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354036, APN: 308354036
MICHAEL MESA, ETAL
2132 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354037, APN: 308354037
WHITNEY TITHOF, ETAL
2161 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354038, APN: 308354038
GERALDINE CATAPANG, ETAL
2153 COTTAGE CT
PERRIS, CA. 92571



ASMT: 308354039, APN: 308354039
RICHARD GARCIA
13800 HEACOCK ST NO 129D
MORENO VALLEY CA 92553

ASMT: 308354046, APN: 308354046
ELODIA MORENO
2089 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354040, APN: 308354040
LORI MILLER
2137 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354055, APN: 308354055
BARRATT AMERICAN INC
PO BOX 3008
LA MESA CA 91944

ASMT: 308354041, APN: 308354041
JOHANNA NIKOLAS, ETAL
2129 COTTAGE CT
PERRIS, CA. 92571

ASMT: 309020042, APN: 309020042
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 308354042, APN: 308354042
MICHELE MARTINEZ, ETAL
4903 SANTA CATALINA COVE
SAN ANTONIO TX 78218

ASMT: 310230040, APN: 310230040
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

ASMT: 308354043, APN: 308354043
RAFAEL BACILIO
2113 COTTAGE CT
PERRIS, CA. 92571

ASMT: 320360013, APN: 320360013
FLYNN JENSEN
P O BOX 7128
RANCHO SANTA FE CA 92067

ASMT: 308354044, APN: 308354044
PING LY, ETAL
1100 S RAMONA ST
SAN GABRIEL CA 91776

ASMT: 320360024, APN: 320360024
VAL VERDE UNITED SCHOOL DIST
375 W MORGAN ST
PERRIS CA 92571

ASMT: 308354045, APN: 308354045
DEBORAH STARR, ETAL
2097 COTTAGE CT
PERRIS, CA. 92571





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Specific Plan No 246 Amendment No. 3, Tentative Tract Map No. 33977 Minor Change No. 1, Tentative Tract Map No. 33978 Minor Change No. 1
Project Title/Case Numbers

Ken Baez
County Contact Person

951-953-7633
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Riverside County
Project Applicant

4080 Lemon Street Riverside CA
Address

Project Location

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on August 18, 2015, and has made the following determinations regarding that project:

1. It was previously determined that the project WILL have a significant effect on the environment.
2. An Environmental Impact Report was previously prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency. An Addendum to the EIR was prepared for the project.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS previously adopted.
5. A statement of Overriding Considerations WAS previously adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

