

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

2023



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
March 10, 2016

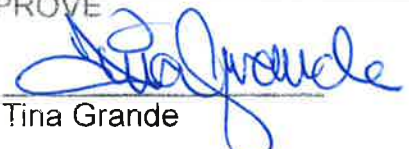
**SUBJECT:** RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1 – Applicant: Andrew Petitjean – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space: Conservation (OS-C) as reflected on the Specific Plan land use plan of SP327A1 – Location: Northerly of Interstate 15 and Temescal Canyon Road, southerly of Dawson Canyon Road, and easterly of Park Canyon Drive – 201.94 Acres – Zoning: Specific Plan (SP No. 327 [Terramor]) – REQUEST: Receive and file the Notice of Decision by the Planning Commission on March 2, 2016 to approve a proposal that adds a total of six (6) unmanned gated entrances to streets G, K, N, P, Q, and X of the previously approved tentative tract map. The proposal would reduce the overall lot count of Tentative Tract Map No. 36593 from 602 to 598, while affecting the configuration of 62 lots with regard to lot line location and street design. The proposed gates are intended to provide an additional layer of security for the project's future "Age Qualified" residents. The proposed minor change will not affect any changes to phasing of tracts or parks. Deposit based funds 100%

Departmental Concurrence

  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

  
Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	
<b>C.E.O. RECOMMENDATION:</b>					
<div style="text-align: right;"> APPROVE  BY   Tina Grande </div>					
<b>County Executive Office Signature</b>					

**MINUTES OF THE BOARD OF SUPERVISORS**

- ☐ Positions Added  
☐ Change Order

☐ A-30  
☐ 4/5 Vote

**Prev. Agn. Ref.:**      **District: 1**      **Agenda Number:**

1-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1**

**DATE:** March 10, 2016

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on March 2, 2016.

**The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION:**

**FOUND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 439 and ADDENDUM NOS. 1 and 2** pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist; and,

**APPROVED TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 36593, Minor Change No. 1 is a proposal to add a total of six (6) unmanned gated entrances to streets G, K, N, P, Q, and X of the previously approved tentative tract map. The proposed gates are depicted on Exhibit G, Sheets 1-6, TR36593M1 of the staff report. The proposal would reduce the overall lot count of Tentative Tract Map No. 36593 from 602 to 598, while affecting the configuration of 62 lots with regard to lot line location and street design. The proposed gates are intended to provide an additional layer of security for the project's future "Age Qualified" residents. They are designed in strict adherence with security regulations. The proposed minor change will not affect any changes to phasing of tracts or parks.

Tentative Tract Map No. 36593 (TR36593) was originally approved by the Planning Commission on March 18, 2015. TR36593 subdivided 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots with a minimum lot size of 3,619 square feet. In addition, 21 lettered lots were approved on approximately 56.8 acres that will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and infrastructure improvements. TR36593 encompasses Planning Areas 1, 2, 3, 4, 5, 18, 19, 25a, 26B, 27A, 27B, 27C, 27D, 27I of the proposed Toscana Specific Plan No. 327 Amended No. 1 (SP327A1).

This project is located within the Temescal Canyon Area Plan, more specifically; this project is located northerly of Interstate 15 and Temescal Canyon Road, southerly of Dawson Canyon Road, and easterly of Park Canyon Drive.

The Planning Commission heard the project on March 2, 2016. At the March 2, 2016 public hearing, the Planning Commission heard public testimony, discussed and approved the project by a vote of 4-0.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and at the Planning Commission Hearing.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1**

**DATE:** March 10, 2016

**PAGE:** Page 3 of 3

**ATTACHMENTS:**

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 2, 2016**

**I. AGENDA ITEM 4.3**

**TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1** – No New Environmental Documents Required – Applicant: Andrew Petitjean – Engineer/Representative: Proactive Engineering Consultants West – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space: Conservation (OS-C) as reflected on the Specific Plan land use plan of SP327A1 – Location: Northerly of Interstate 15 and Temescal Canyon Road, southerly of Dawson Canyon Road, and easterly of Park Canyon Drive – 201.94 Acres – Zoning: Specific Plan (SP No. 327 [Terramor]).

**II. PROJECT DESCRIPTION:**

The minor change proposes to add a total of six (6) gated entrances to streets G, K, N, P, Q, and X of the previously approved tentative tract map. The proposal would reduce the overall lot count of Tentative Tract Map No. 36593 from 602 to 598, while affecting the configuration of 62 lots with regard to lot line location and street design.

**III. MEETING SUMMARY:**

Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

Joel Morse, Representative, spoke in favor of the proposed project. No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Hake, 2<sup>nd</sup> by Commissioner Sanchez

A vote of 4-0 (Chairman Leach recused herself)


**FOUND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED**; and,

**APPROVED** **TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: **4 . 3**  
Area Plan: Temescal Canyon  
Zoning Area: Temescal  
Supervisory District: First  
Project Planner: Desiree Bowie  
Planning Commission: March 2, 2016

**TENTATIVE TRACT MAP NO. 36593,  
MINOR CHANGE NO. 1**  
Applicant: Forestar Toscana Development  
Engineer/Representative: Proactive  
Engineering Consultants West

  
Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Tentative Tract Map No. 36593, Minor Change No. 1** is a proposal to add a total of six (6) unmanned gated entrances to streets G, K, N, P, Q, and X of the previously approved tentative tract map. The proposed gates are depicted on Exhibit G, Sheets 1-6, TR36593M1 of the staff report. The proposal would reduce the overall lot count of Tentative Tract Map No. 36593 from 602 to 598, while affecting the configuration of 62 lots with regard to lot line location and street design. The proposed gates are intended to provide an additional layer of security for the project's future "Age Restricted" residents. They are designed in strict adherence with security regulations. The proposed minor change will not affect any changes to phasing of tracts or parks.

This project is located within the Temescal Canyon Area Plan, more specifically; this project is located northerly of Interstate 15 and Temescal Canyon Road, southerly of Dawson Canyon Road, and easterly of Park Canyon Drive.

### **BACKGROUND:**

Tentative Tract Map No. 36593 (TR36593) was originally approved by the Planning Commission on March 18, 2015. TR36593 subdivided 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots with a minimum lot size of 3,619 square feet. In addition, 21 lettered lots were approved on approximately 56.8 acres that will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and infrastructure improvements. TR36593 encompasses Planning Areas 1, 2, 3, 4, 5, 18, 19, 25a, 26B, 27A, 27B, 27C, 27D, 27I of the proposed Toscana Specific Plan No. 327 Amended No. 1 (SP327A1).

### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5):

Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space: Conservation (OS-C) as reflected on the Specific Plan land use plan of SP327A1.

2. Surrounding General Plan Land Use (Ex. #5): Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water (OS-W), Open Space-Rural Residential (OS-RUR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east
3. Existing Zoning (Ex. #2): Specific Plan No. 327A1 (Toscana)
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): North: Vacant and Single Family Residences to the north, Vacant to the south, east, and west
7. Project Data:
  - Total Acreage: 201.94
  - Total Proposed Lots: 598
  - Proposed Minimum Lot Size: 3,619
  - Schedule: A
8. Environmental Concerns: Nothing Further is required (see below for more detail)

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 439 and ADDENDUM NOS. 1 and 2** pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist; and,

**APPROVE** **TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development-Medium Density Residential, (CD-MDR) as reflected on the Specific Plan Land Use Plan of SP327A1 on the Temescal Canyon Area Plan.

**TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1**

**Planning Commission Staff Report: March 2, 2016**

**Page 3 of 5**

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2. The project is consistent with the East Temescal Hillside/Temescal Wash Policy Area and its Policies (TCAP 3.1 through TCAP 3.5) including Policy TCAP 3.5, which requires project development to set aside thirty (30) percent of gross acreage for active parks, passive parks, and open space (Project providing 510.0 acres or 53 percent of project total gross acreage) per policies in the Open Space, Parks and Recreation of the General Plan Multipurpose Open Space Element.
3. The proposed project is consistent with all aspects of the Specific Plan.
4. The proposed use, residential with a minimum of 4,500 square feet, is a permitted use in the Medium Density Residential (MDR) designation. The proposed use, residential with a minimum of 3,600 square feet, is a permitted use in the Medium High Density Residential (MHDR) designation.
5. The project site is surrounded by properties which are designated Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.
6. The zoning for the subject site is Specific Plan No. 327 Amended No. 1 (SP327A1), as established by Ord. No. 348.4797.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
8. Located north of the proposed project site, are scattered single family residential homes and vacant property within the project vicinity.
9. This project is located within Criteria Area No. 3246, 3248, 3349 and 3350 of the Western Riverside Multiple Species Habitat Conservation Plan, and as such is required to conserve 510 acres of open space. This project fulfills the requirements of the Multi-Species Habitat Conservation Plan.
10. The proposed subdivision is located within a high fire hazard severity zone.
11. This division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. A response time analysis was conducted by FIREWISE 2000, Inc. dated September 22, 2015 and concluded the addition of neighborhood gates will not adversely affect the response times of emergency units responding to housing units within Planning Areas 2-5. Additional proposed gates add, at the most, 30 seconds to the response time which is still within the accepted standard. The Riverside County Fire Department has conditionally approved the project.
15. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 439 and ADDENDUM NOS. 1 and 2 pursuant to applicable legal standards and have been avoided, mitigated, or overridden based on findings of fact pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist.

The proposed project is proposing to add six (6) gated entrances to the previously approved tentative tract map (TR36593). The proposal would reduce the overall lot count of TR36593 from 602 to 598 and will affect the configuration of 62 lots with regard to lot line location and street design. No other changes are proposed for this project.

- a) Substantial changes are not being proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b) No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as completed shows any of the following: (A) that the project will have one or more significant effects not discussed in the previous EIR, (B) that any significant effects previously examined will be substantially more severe than shown in the previous EIR, (C) that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, (D) there are no mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects of the environment.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Specific Plan Land Use Designations, the Specific Plan, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

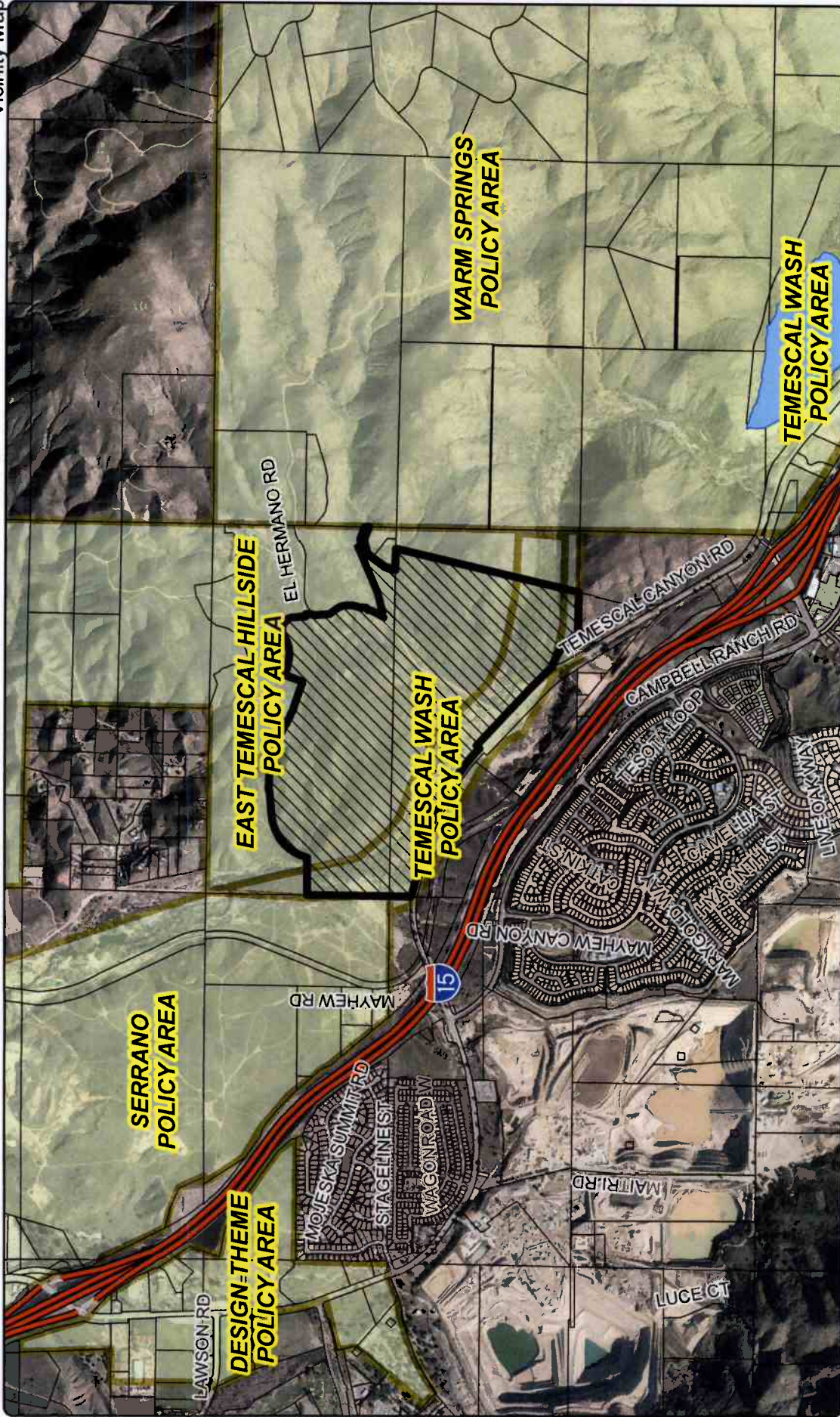
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Alquist-Priolo earthquake fault zone; or,
  - b. A Recreation and Park District.
3. The project site is located within:
  - a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area Plan;
  - b. The City of Corona and sphere of influence;
  - c. The boundaries of the Corona-Norco Unified School District;
  - d. Western Unified Water District;
  - e. Stephen's Kangaroo Rat Fee Area;
  - f. An area of very low, low, and moderate liquefaction;
  - g. A high fire and State Responsibility Area;
  - h. 100 year flood zone; and
  - i. A dam inundation area near Lee Lake.
4. The subject site is currently designated as Assessor's Parcel Numbers: 290-013-081, 290-130-020, 290-080-037, and 290-070-029.

# RIVERSIDE COUNTY PLANNING DEPARTMENT TR36593M1 VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 01/27/2016  
Vicinity Map



Zoning Area: Temescal Canyon

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan contains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)325-4277 (Eastern County) or website <http://www.co.riverside.ca.us>

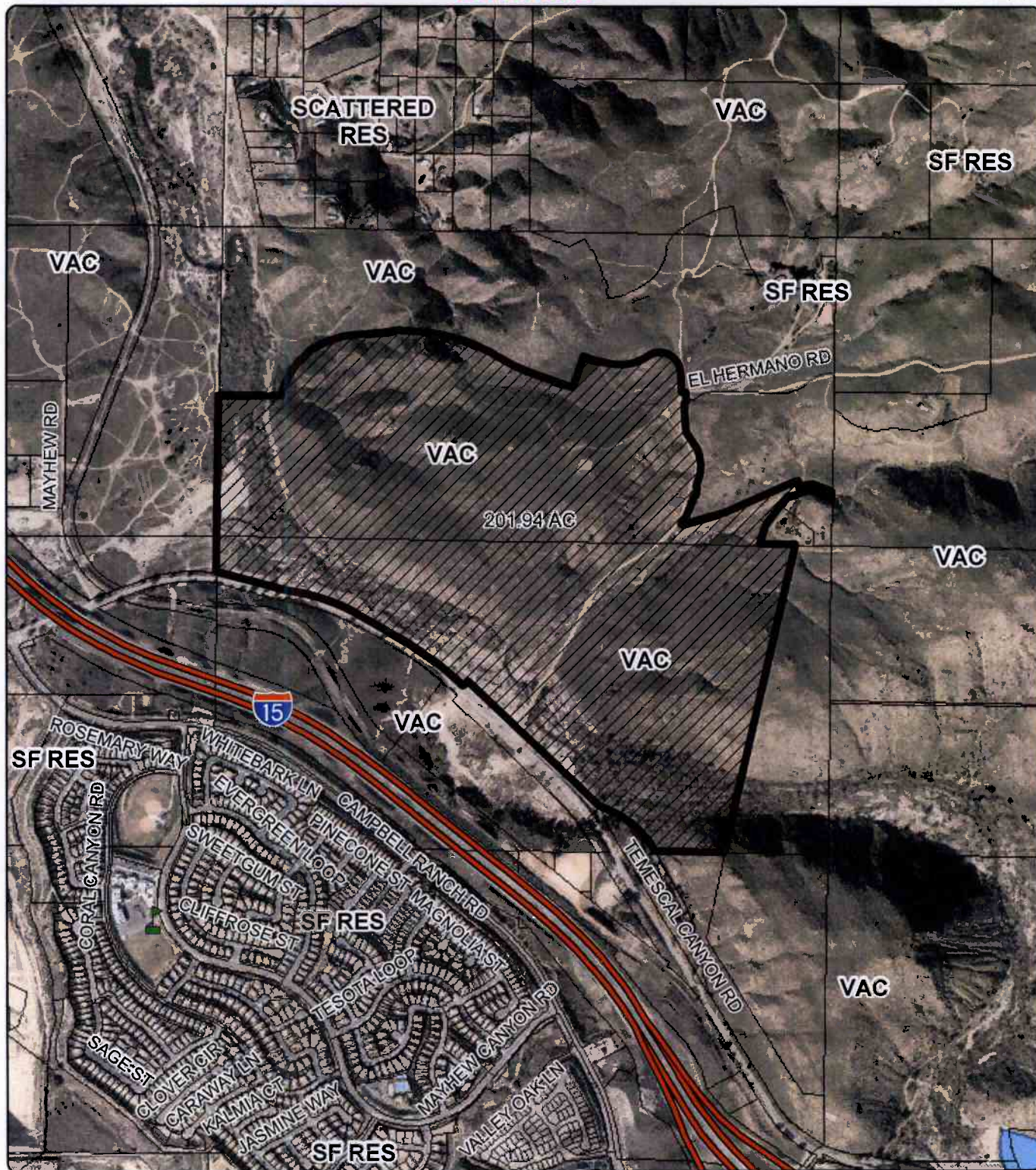
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36593M1

Supervisor: Jeffries  
District 1

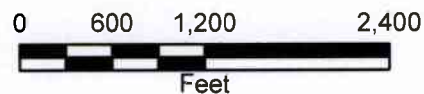
Date Drawn: 01/27/2016  
Exhibit 1

### LAND USE



Zoning Area: Temescal Canyon

Author: Vinnie Nguyen



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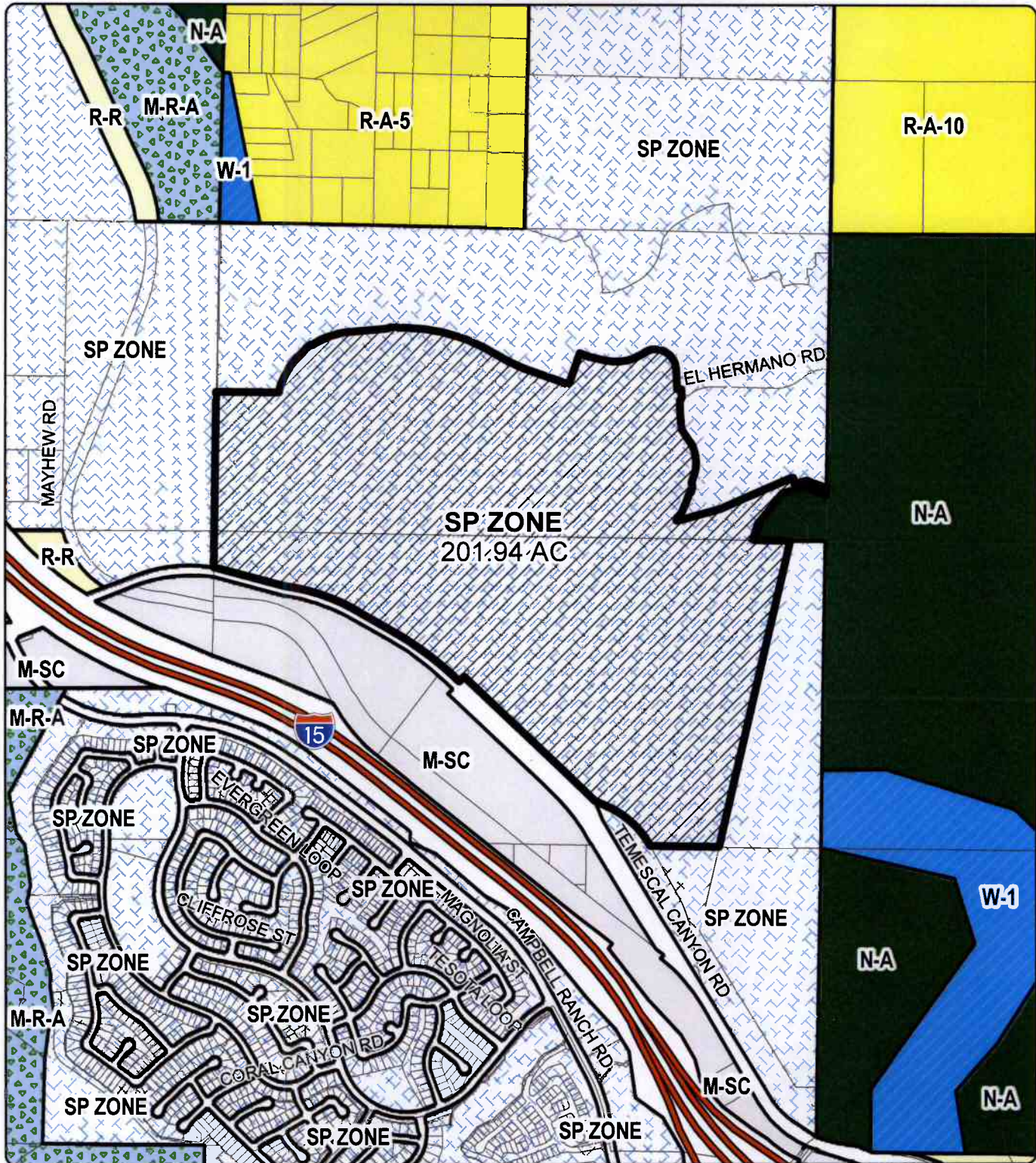
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36593M1

Supervisor: Jeffries  
District 1

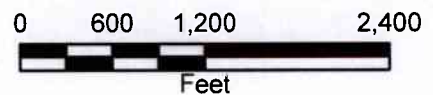
### EXISTING ZONING

Date Drawn: 01/26/2016  
Exhibit 2



Zoning Area: Temescal Canyon

Author: Vinnie Nguyen



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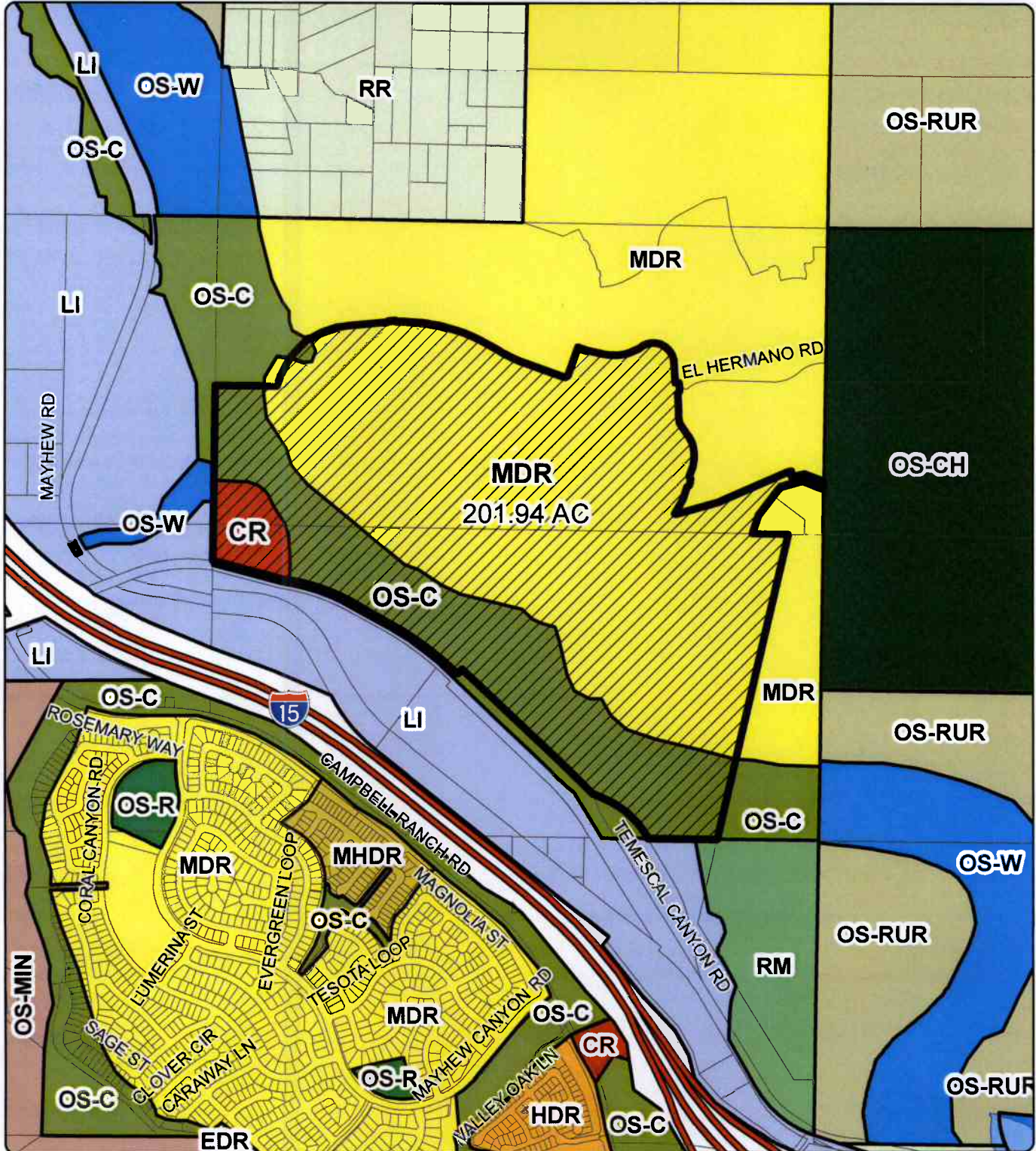
# RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36593M1

Supervisor: Jeffries  
District 1

## EXISTING GENERAL PLAN

Date Drawn: 01/26/2016  
Exhibit 5



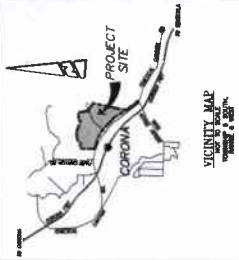
Zoning Area: Temescal Canyon

Author: Vinnie Nguyen

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# SCHEDULE "A" TENTATIVE TRACT NO. 36593 COUNTY OF RIVERSIDE AMENDMENT #1



PROJECT SITE  
COUNTY OF RIVERSIDE  
TRACT NO. 36593

**TENTATIVE TRACT ACREAGE SUMMARY**

TRACT NO.	ACRES	FRAC.	TOTAL ACRES
36593-1	10.00	1/1	10.00
36593-2	10.00	1/1	10.00
36593-3	10.00	1/1	10.00
36593-4	10.00	1/1	10.00
36593-5	10.00	1/1	10.00
36593-6	10.00	1/1	10.00
36593-7	10.00	1/1	10.00
36593-8	10.00	1/1	10.00
36593-9	10.00	1/1	10.00
36593-10	10.00	1/1	10.00
36593-11	10.00	1/1	10.00
36593-12	10.00	1/1	10.00
36593-13	10.00	1/1	10.00
36593-14	10.00	1/1	10.00
36593-15	10.00	1/1	10.00
36593-16	10.00	1/1	10.00
36593-17	10.00	1/1	10.00
36593-18	10.00	1/1	10.00
36593-19	10.00	1/1	10.00
36593-20	10.00	1/1	10.00
36593-21	10.00	1/1	10.00
36593-22	10.00	1/1	10.00
36593-23	10.00	1/1	10.00
36593-24	10.00	1/1	10.00
36593-25	10.00	1/1	10.00
36593-26	10.00	1/1	10.00
36593-27	10.00	1/1	10.00
36593-28	10.00	1/1	10.00
36593-29	10.00	1/1	10.00
36593-30	10.00	1/1	10.00
36593-31	10.00	1/1	10.00
36593-32	10.00	1/1	10.00
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36593-34	10.00	1/1	10.00
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36593-37	10.00	1/1	10.00
36593-38	10.00	1/1	10.00
36593-39	10.00	1/1	10.00
36593-40	10.00	1/1	10.00
36593-41	10.00	1/1	10.00
36593-42	10.00	1/1	10.00
36593-43	10.00	1/1	10.00
36593-44	10.00	1/1	10.00
36593-45	10.00	1/1	10.00
36593-46	10.00	1/1	10.00
36593-47	10.00	1/1	10.00
36593-48	10.00	1/1	10.00
36593-49	10.00	1/1	10.00
36593-50	10.00	1/1	10.00
36593-51	10.00	1/1	10.00
36593-52	10.00	1/1	10.00
36593-53	10.00	1/1	10.00
36593-54	10.00	1/1	10.00
36593-55	10.00	1/1	10.00
36593-56	10.00	1/1	10.00
36593-57	10.00	1/1	10.00
36593-58	10.00	1/1	10.00
36593-59	10.00	1/1	10.00
36593-60	10.00	1/1	10.00
36593-61	10.00	1/1	10.00
36593-62	10.00	1/1	10.00
36593-63	10.00	1/1	10.00
36593-64	10.00	1/1	10.00
36593-65	10.00	1/1	10.00
36593-66	10.00	1/1	10.00
36593-67	10.00	1/1	10.00
36593-68	10.00	1/1	10.00
36593-69	10.00	1/1	10.00
36593-70	10.00	1/1	10.00
36593-71	10.00	1/1	10.00
36593-72	10.00	1/1	10.00
36593-73	10.00	1/1	10.00
36593-74	10.00	1/1	10.00
36593-75	10.00	1/1	10.00
36593-76	10.00	1/1	10.00
36593-77	10.00	1/1	10.00
36593-78	10.00	1/1	10.00
36593-79	10.00	1/1	10.00
36593-80	10.00	1/1	10.00
36593-81	10.00	1/1	10.00
36593-82	10.00	1/1	10.00
36593-83	10.00	1/1	10.00
36593-84	10.00	1/1	10.00
36593-85	10.00	1/1	10.00
36593-86	10.00	1/1	10.00
36593-87	10.00	1/1	10.00
36593-88	10.00	1/1	10.00
36593-89	10.00	1/1	10.00
36593-90	10.00	1/1	10.00
36593-91	10.00	1/1	10.00
36593-92	10.00	1/1	10.00
36593-93	10.00	1/1	10.00
36593-94	10.00	1/1	10.00
36593-95	10.00	1/1	10.00
36593-96	10.00	1/1	10.00
36593-97	10.00	1/1	10.00
36593-98	10.00	1/1	10.00
36593-99	10.00	1/1	10.00
36593-100	10.00	1/1	10.00

**LETTERED LOT ACREAGE SUMMARY**

LOT NO.	ACRES	FRAC.	TOTAL ACRES
1	10.00	1/1	10.00
2	10.00	1/1	10.00
3	10.00	1/1	10.00
4	10.00	1/1	10.00
5	10.00	1/1	10.00
6	10.00	1/1	10.00
7	10.00	1/1	10.00
8	10.00	1/1	10.00
9	10.00	1/1	10.00
10	10.00	1/1	10.00
11	10.00	1/1	10.00
12	10.00	1/1	10.00
13	10.00	1/1	10.00
14	10.00	1/1	10.00
15	10.00	1/1	10.00
16	10.00	1/1	10.00
17	10.00	1/1	10.00
18	10.00	1/1	10.00
19	10.00	1/1	10.00
20	10.00	1/1	10.00
21	10.00	1/1	10.00
22	10.00	1/1	10.00
23	10.00	1/1	10.00
24	10.00	1/1	10.00
25	10.00	1/1	10.00
26	10.00	1/1	10.00
27	10.00	1/1	10.00
28	10.00	1/1	10.00
29	10.00	1/1	10.00
30	10.00	1/1	10.00
31	10.00	1/1	10.00
32	10.00	1/1	10.00
33	10.00	1/1	10.00
34	10.00	1/1	10.00
35	10.00	1/1	10.00
36	10.00	1/1	10.00
37	10.00	1/1	10.00
38	10.00	1/1	10.00
39	10.00	1/1	10.00
40	10.00	1/1	10.00
41	10.00	1/1	10.00
42	10.00	1/1	10.00
43	10.00	1/1	10.00
44	10.00	1/1	10.00
45	10.00	1/1	10.00
46	10.00	1/1	10.00
47	10.00	1/1	10.00
48	10.00	1/1	10.00
49	10.00	1/1	10.00
50	10.00	1/1	10.00
51	10.00	1/1	10.00
52	10.00	1/1	10.00
53	10.00	1/1	10.00
54	10.00	1/1	10.00
55	10.00	1/1	10.00
56	10.00	1/1	10.00
57	10.00	1/1	10.00
58	10.00	1/1	10.00
59	10.00	1/1	10.00
60	10.00	1/1	10.00
61	10.00	1/1	10.00
62	10.00	1/1	10.00
63	10.00	1/1	10.00
64	10.00	1/1	10.00
65	10.00	1/1	10.00
66	10.00	1/1	10.00
67	10.00	1/1	10.00
68	10.00	1/1	10.00
69	10.00	1/1	10.00
70	10.00	1/1	10.00
71	10.00	1/1	10.00
72	10.00	1/1	10.00
73	10.00	1/1	10.00
74	10.00	1/1	10.00
75	10.00	1/1	10.00
76	10.00	1/1	10.00
77	10.00	1/1	10.00
78	10.00	1/1	10.00
79	10.00	1/1	10.00
80	10.00	1/1	10.00
81	10.00	1/1	10.00
82	10.00	1/1	10.00
83	10.00	1/1	10.00
84	10.00	1/1	10.00
85	10.00	1/1	10.00
86	10.00	1/1	10.00
87	10.00	1/1	10.00
88	10.00	1/1	10.00
89	10.00	1/1	10.00
90	10.00	1/1	10.00
91	10.00	1/1	10.00
92	10.00	1/1	10.00
93	10.00	1/1	10.00
94	10.00	1/1	10.00
95	10.00	1/1	10.00
96	10.00	1/1	10.00
97	10.00	1/1	10.00
98	10.00	1/1	10.00
99	10.00	1/1	10.00
100	10.00	1/1	10.00

**GENERAL NOTES:**

1. THE LAND SHOWN ON THIS MAP IS OWNED BY THE COUNTY OF RIVERSIDE AND IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PUBLIC AS SHOWN ON THE MAP.
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10. THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PUBLIC AS SHOWN ON THE MAP.

**ADDITIONAL FUEL MODIFICATION CONSTRUCTION REQUIREMENTS:**

1. THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:
2. THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:
3. THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:
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8. THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:
9. THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:
10. THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:

**REMARKS:**

1. THE LAND SHOWN ON THIS MAP IS OWNED BY THE COUNTY OF RIVERSIDE AND IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PUBLIC AS SHOWN ON THE MAP.
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10. THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PUBLIC AS SHOWN ON THE MAP.

**AMENDMENT #1**

**SCHEDULE "A"**

**TENTATIVE TRACT NO. 36593**

**MINOR CHANGE TR-36593 PHASE 1 9/20/27**

**COUNTY OF RIVERSIDE**

**PREPARED BY:**

**PROACTIVE ENGINEERING CONSULTANTS WEST, INC.**

**4550 McArthur Blvd, Suite 600**

**Newport Beach, CA 92660**

**TEL (949) 745-8114**

**DATE: 8/13/15**

**PLANNER: D. Bowie**

**UTILITIES:**

WATER: 10" DUCTILE IRON PIPE

SEWER: 10" DUCTILE IRON PIPE

GAS: 10" DUCTILE IRON PIPE

TELEPHONE: 10" DUCTILE IRON PIPE

POWER: 10" DUCTILE IRON PIPE

TELEVISION: 10" DUCTILE IRON PIPE

COAXIAL: 10" DUCTILE IRON PIPE

CONCRETE: 10" DUCTILE IRON PIPE

STEEL: 10" DUCTILE IRON PIPE

ALUMINUM: 10" DUCTILE IRON PIPE

COPPER: 10" DUCTILE IRON PIPE

BRASS: 10" DUCTILE IRON PIPE

INCONEL: 10" DUCTILE IRON PIPE

TITANIUM: 10" DUCTILE IRON PIPE

STAINLESS STEEL: 10" DUCTILE IRON PIPE

ALUMINUM BRASS: 10" DUCTILE IRON PIPE

COPPER BRASS: 10" DUCTILE IRON PIPE

BRASS BRASS: 10" DUCTILE IRON PIPE

INCONEL BRASS: 10" DUCTILE IRON PIPE

TITANIUM BRASS: 10" DUCTILE IRON PIPE

STAINLESS STEEL BRASS: 10" DUCTILE IRON PIPE

ALUMINUM BRASS BRASS: 10" DUCTILE IRON PIPE

COPPER BRASS BRASS: 10" DUCTILE IRON PIPE

BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

INCONEL BRASS BRASS: 10" DUCTILE IRON PIPE

TITANIUM BRASS BRASS: 10" DUCTILE IRON PIPE

STAINLESS STEEL BRASS BRASS: 10" DUCTILE IRON PIPE

ALUMINUM BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

COPPER BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

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TITANIUM BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

STAINLESS STEEL BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

ALUMINUM BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

COPPER BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

BRASS BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

INCONEL BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

TITANIUM BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

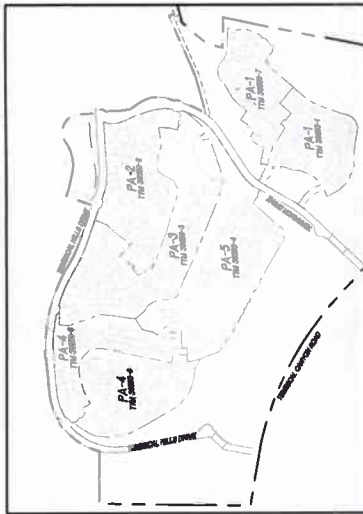
STAINLESS STEEL BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

ALUMINUM BRASS BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

COPPER BRASS BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

BRASS BRASS BRASS BRASS BRASS BRASS BRASS BRASS: 10" DUCTILE IRON PIPE

INCONEL BRASS BRASS BRASS BRASS BRASS BRASS BRASS: 10



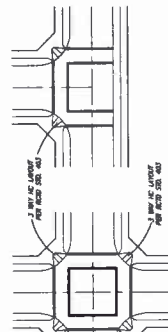
## P.A. KEY MAP

PA - 2 LOT SUMMARY				TTN-366952
ITEM	QTY	UNIT PRICE	TOTAL	REMARKS
1	1	1.00	1.00	1.00
2	1	1.00	1.00	1.00
3	1	1.00	1.00	1.00
4	1	1.00	1.00	1.00
5	1	1.00	1.00	1.00
6	1	1.00	1.00	1.00
7	1	1.00	1.00	1.00
8	1	1.00	1.00	1.00
9	1	1.00	1.00	1.00
10	1	1.00	1.00	1.00
11	1	1.00	1.00	1.00
12	1	1.00	1.00	1.00
13	1	1.00	1.00	1.00
14	1	1.00	1.00	1.00
15	1	1.00	1.00	1.00
16	1	1.00	1.00	1.00
17	1	1.00	1.00	1.00
18	1	1.00	1.00	1.00
19	1	1.00	1.00	1.00
20	1	1.00	1.00	1.00
21	1	1.00	1.00	1.00
22	1	1.00	1.00	1.00
23	1	1.00	1.00	1.00
24	1	1.00	1.00	1.00
25	1	1.00	1.00	1.00
26	1	1.00	1.00	1.00
27	1	1.00	1.00	1.00
28	1	1.00	1.00	1.00
29	1	1.00	1.00	1.00
30	1	1.00	1.00	1.00
31	1	1.00	1.00	1.00
32	1	1.00	1.00	1.00
33	1	1.00	1.00	1.00
34	1	1.00	1.00	1.00
35	1	1.00	1.00	1.00
36	1	1.00	1.00	1.00
37	1	1.00	1.00	1.00
38	1	1.00	1.00	1.00
39	1	1.00	1.00	1.00
40	1	1.00	1.00	1.00
41	1	1.00	1.00	1.00
42	1	1.00	1.00	1.00
43	1	1.00	1.00	1.00
44	1	1.00	1.00	1.00
45	1	1.00	1.00	1.00
46	1	1.00	1.00	1.00
47	1	1.00	1.00	1.00
48	1	1.00	1.00	1.00
49	1	1.00	1.00	1.00
50	1	1.00	1.00	1.00
51	1	1.00	1.00	1.00
52	1	1.00	1.00	1.00
53	1	1.00	1.00	1.00
54	1	1.00	1.00	1.00
55	1	1.00	1.00	1.00
56	1	1.00	1.00	1.00
57	1	1.00	1.00	1.00
58	1	1.00	1.00	1.00
59	1	1.00	1.00	1.00
60	1	1.00	1.00	1.00
61	1	1.00	1.00	1.00
62	1	1.00	1.00	1.00
63	1	1.00	1.00	1.00
64	1	1.00	1.00	1.00
65	1	1.00	1.00	1.00
66	1	1.00	1.00	1.00
67	1	1.00	1.00	1.00
68	1	1.00	1.00	1.00
69	1	1.00	1.00	1.00
70	1	1.00	1.00	1.00
71	1	1.00	1.00	1.00
72	1	1.00	1.00	1.00
73	1	1.00	1.00	1.00
74	1	1.00	1.00	1.00
75	1	1.00	1.00	1.00
76	1	1.00	1.00	1.00
77	1	1.00	1.00	1.00
78	1	1.00	1.00	1.00
79	1	1.00	1.00	1.00
80	1	1.00	1.00	1.00
81	1	1.00	1.00	1.00
82	1	1.00	1.00	1.00
83	1	1.00	1.00	1.00
84	1	1.00	1.00	1.00
85	1	1.00	1.00	1.00
86	1	1.00	1.00	1.00
87	1	1.00	1.00	1.00
88	1	1.00	1.00	1.00
89	1	1.00	1.00	1.00
90	1	1.00	1.00	1.00
91	1	1.00	1.00	1.00
92	1	1.00	1.00	1.00
93	1	1.00	1.00	1.00
94	1	1.00	1.00	1.00
95	1	1.00	1.00	1.00
96	1	1.00	1.00	1.00
97	1	1.00	1.00	1.00
98	1	1.00	1.00	1.00
99	1	1.00	1.00	1.00
100	1	1.00	1.00	1.00

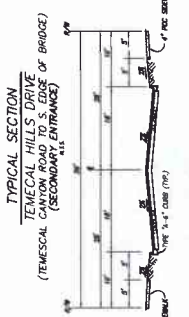
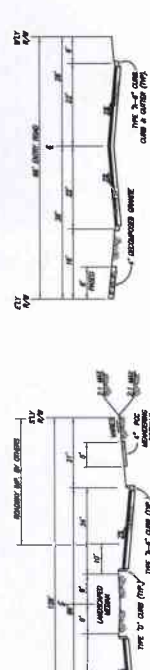
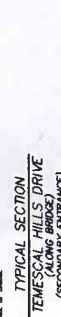
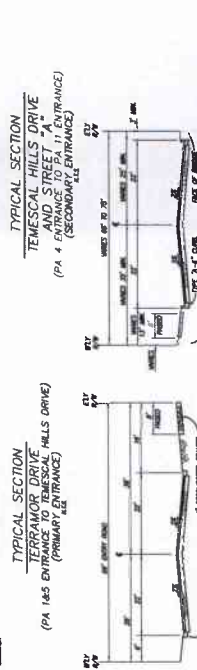
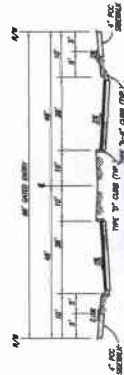
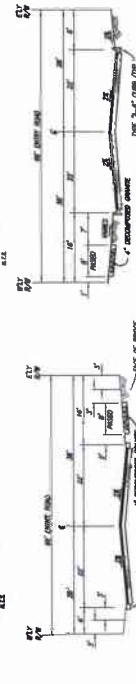
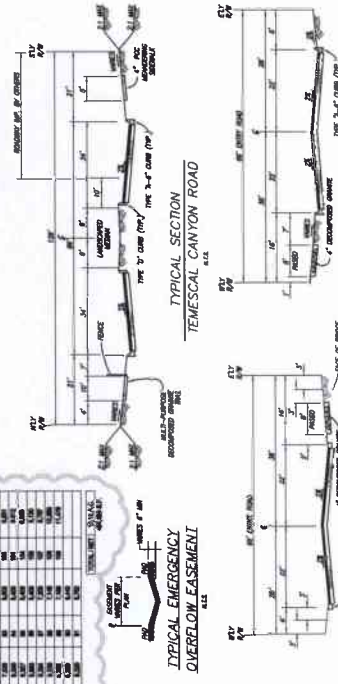
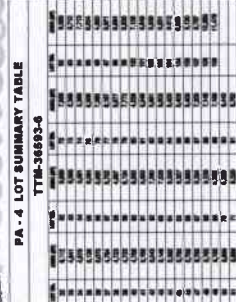
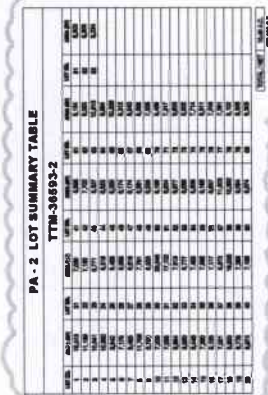
PA - 4 LOT SUMMARY TABLE

TTM-36693-4

Lot	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



HANDICAP LAYOUT  
PER RCTD STD. 403



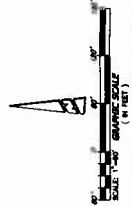






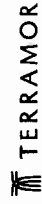
SEE SHEET 4

SEE SHEET 7



ARGUMENTS:

NO.	DATE	DESCRIPTION
1	10/1/14	PRELIMINARY
2	10/1/14	REVISION
3	10/1/14	REVISION
4	10/1/14	REVISION
5	10/1/14	REVISION
6	10/1/14	REVISION
7	10/1/14	REVISION
8	10/1/14	REVISION
9	10/1/14	REVISION
10	10/1/14	REVISION
11	10/1/14	REVISION
12	10/1/14	REVISION
13	10/1/14	REVISION
14	10/1/14	REVISION
15	10/1/14	REVISION
16	10/1/14	REVISION
17	10/1/14	REVISION
18	10/1/14	REVISION
19	10/1/14	REVISION
20	10/1/14	REVISION
21	10/1/14	REVISION
22	10/1/14	REVISION
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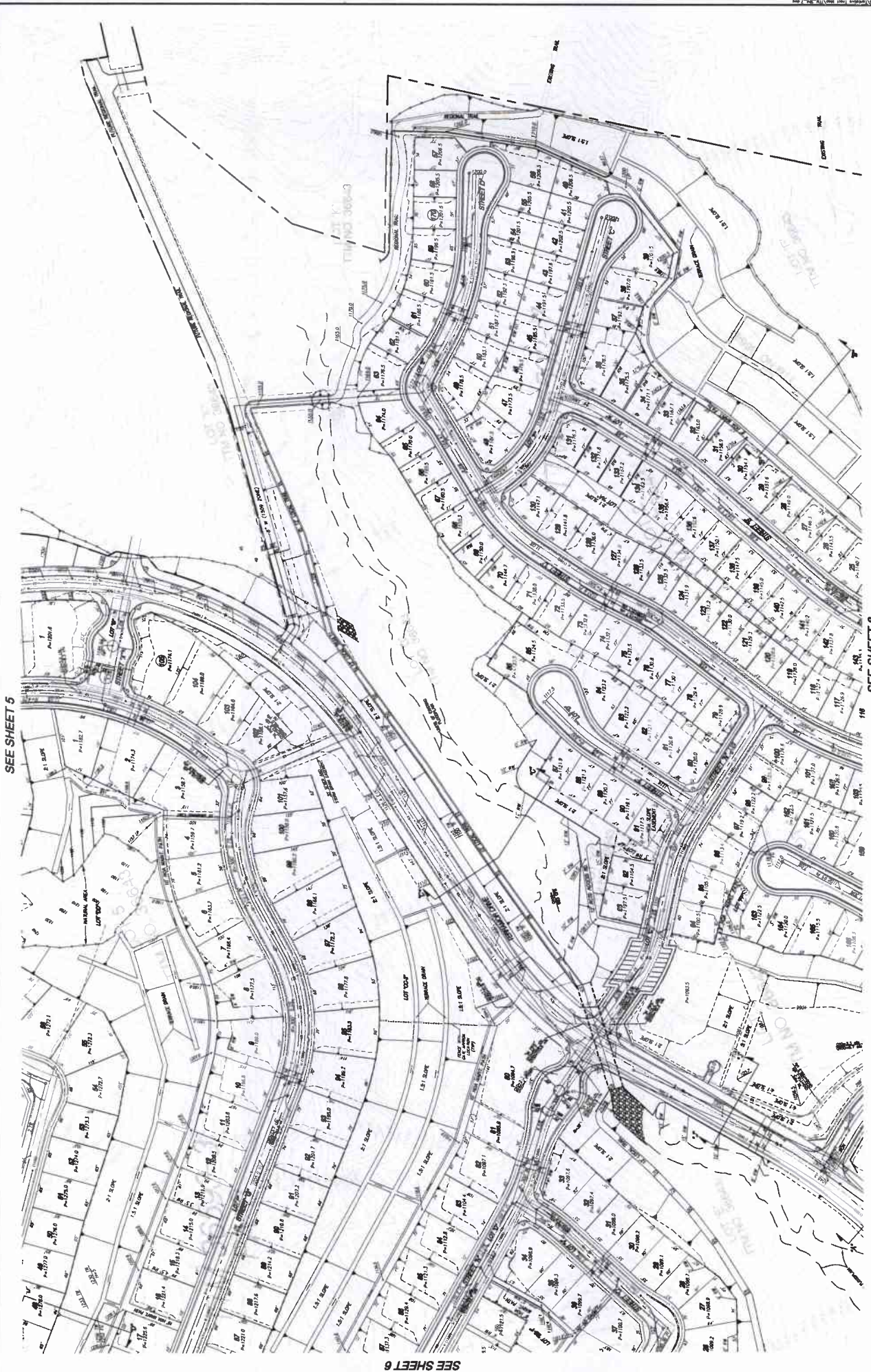


DEVELOPER/APPLICANT  
Forestar Toscana  
Development Company  
4980 Montrose Blvd. Suite 600  
San Francisco, CA 94620  
Tel (415) 748-0774



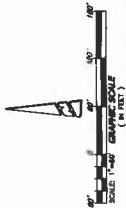
AMENDMENT #1  
SCHEDULE "A"  
TENTATIVE TRACT NO. 38593  
MINOR CHANGE TR38593 PHASE 1 SP-327  
COUNTY OF RIVERSIDE  
MAP PREP DATE: Aug 12, 2012

6  
of 8 SHEETS



<p>SCALE: 1" = 200' (AS SHOWN)</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>2</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>3</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>4</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>5</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>6</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>7</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>8</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>9</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>10</td> <td>10/1/11</td> <td>ISSUED FOR PERMITTING</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	10/1/11	ISSUED FOR PERMITTING	2	10/1/11	ISSUED FOR PERMITTING	3	10/1/11	ISSUED FOR PERMITTING	4	10/1/11	ISSUED FOR PERMITTING	5	10/1/11	ISSUED FOR PERMITTING	6	10/1/11	ISSUED FOR PERMITTING	7	10/1/11	ISSUED FOR PERMITTING	8	10/1/11	ISSUED FOR PERMITTING	9	10/1/11	ISSUED FOR PERMITTING	10	10/1/11	ISSUED FOR PERMITTING
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<p>DEVELOPER/APPLICANT:</p> <p>Forestar Toscana Development Company 4590 McArthur Blvd., Suite 600 Newport Beach, CA 92660 Tel: (949) 740-0174</p>		<p>PROACTIVE ENGINEERING CONSULTANTS WEST, INC. 200 PUEBLO, CA 91502 951-250-4410</p>																																		
<p><b>TERRAMOR</b></p>		<p>AMENDMENT #1</p> <p>SCHEDULE "A" TENTATIVE TRACT NO. 36583 MINOR CHANGE TR36583 PHASE 1 SP427 COUNTY OF RIVERSIDE</p>																																		
<p>7</p> <p>OF 8 SHEETS</p> <p>MAP PREP DATE: Aug. 12, 2011</p>		<p>PROJECT LOCATION: RIVERSIDE COUNTY, CALIFORNIA</p>																																		

SEE SHEET 7



AMENDMENTS	
DATE	DESCRIPTION



**TERRAMOR**

DEVELOPER/APPLICANT:  
Forestar Toscana  
Development Company  
4550 MacArthur Blvd Suite 600  
Folsom, CA 95630  
Tel: (916) 748-8714



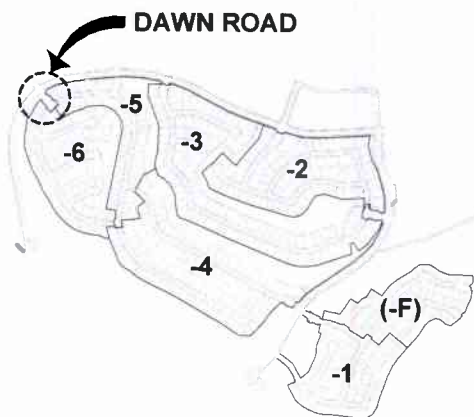
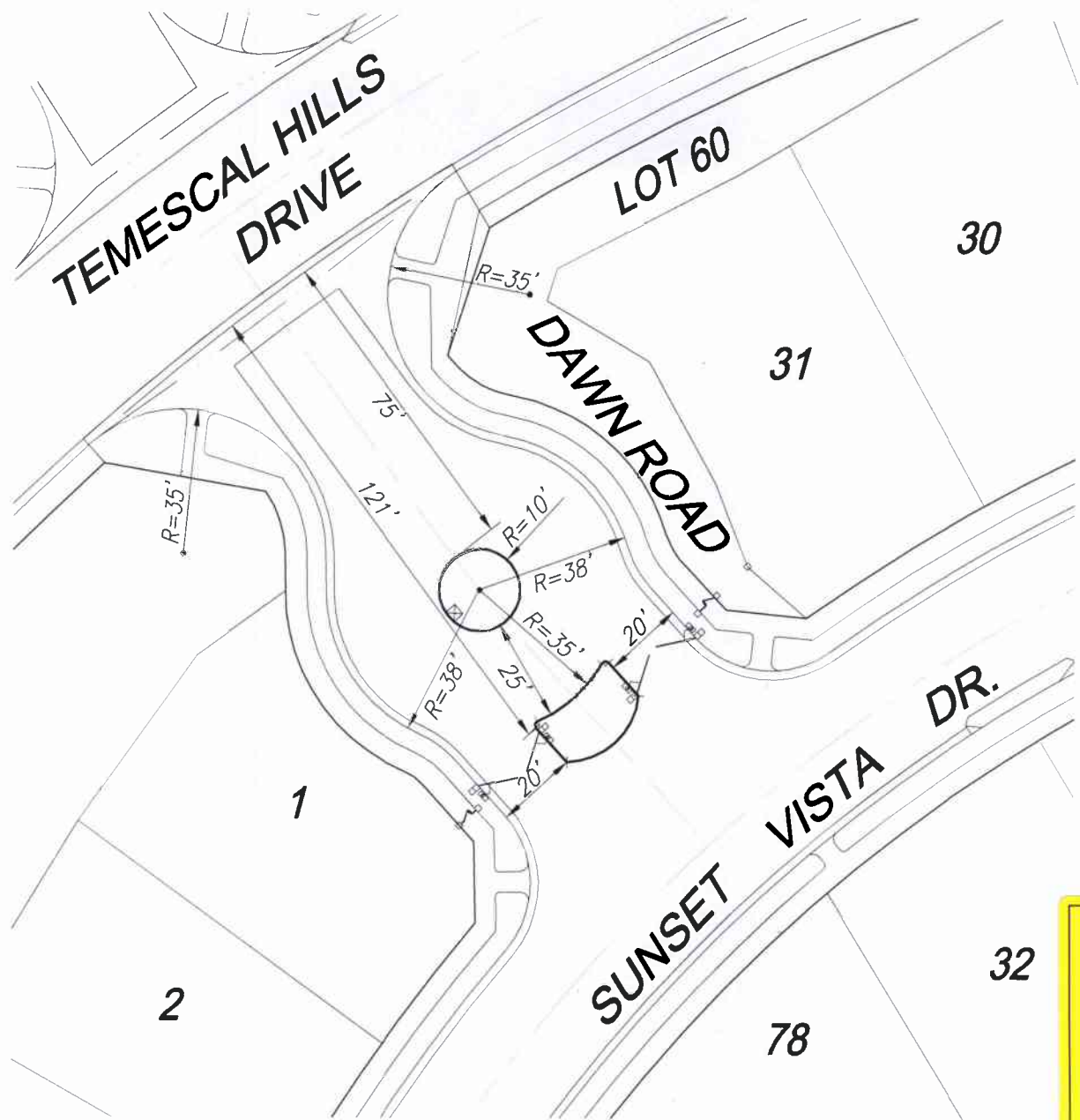
PREPARED BY:  
PRODUCTIVE ENGINEERING  
CONSULTANTS, INC.  
2508 JEFFERSON AVE. SUITE  
200 JEFFERSON, CA 92602  
Tel: (916) 748-8714

AMENDMENT #1

SCHEDULE #1  
TENTATIVE TRACT NO. 36683  
MINOR CHANGE TO C6683 PHASE 1 SP327  
COUNTY OF RIVERSIDE

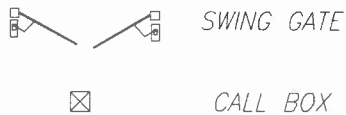
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OF 8 SHEETS  
MAP PREP DATE: Aug 12, 2015



LOCATION MAP

### LEGEND



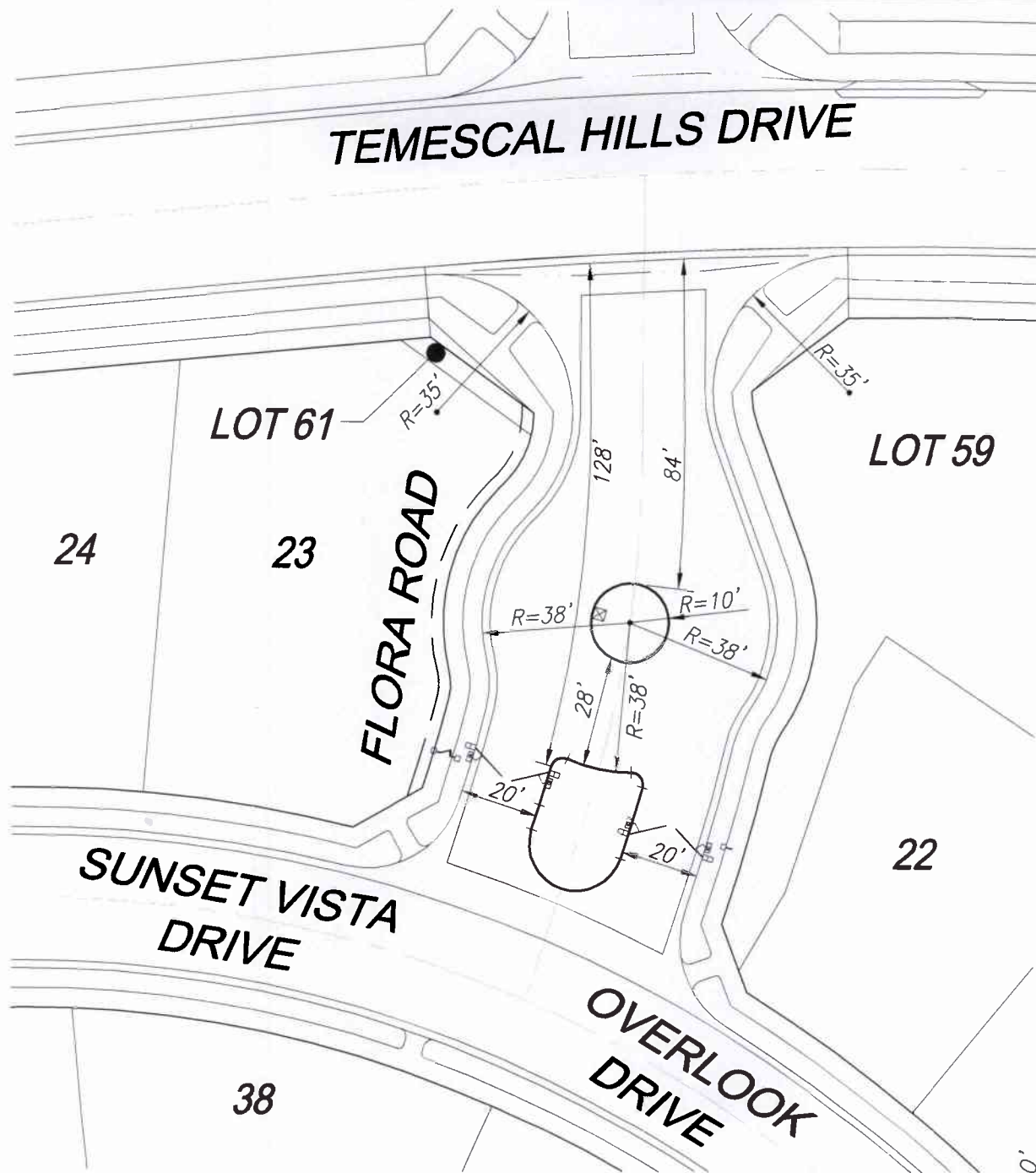
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**TR. 36593-5**

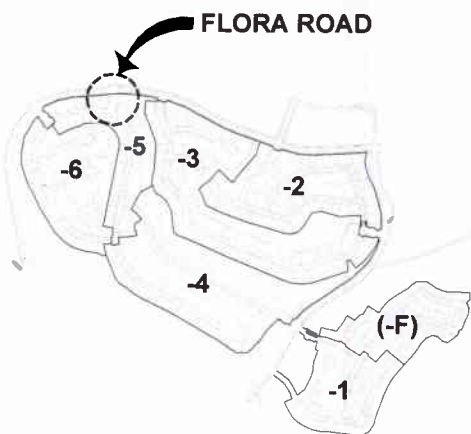
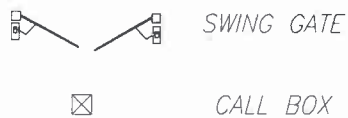


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
25109 JEFFERSON AVE. SUITE 200  
MURRIETA, CA 92562  
951-200-6840

CASE: TR36593M1  
EXHIBIT: G (Sheets 1-6)  
DATE: 2/9/16  
PLANNER: D. Bowie



### LEGEND



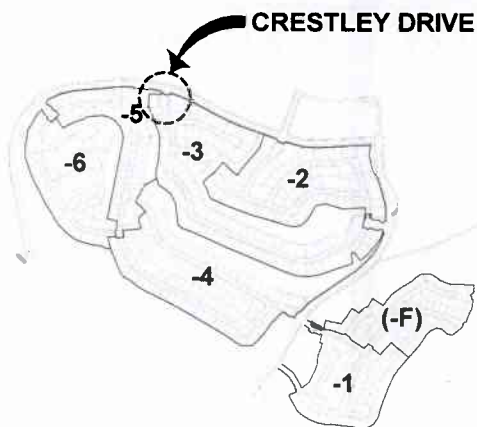
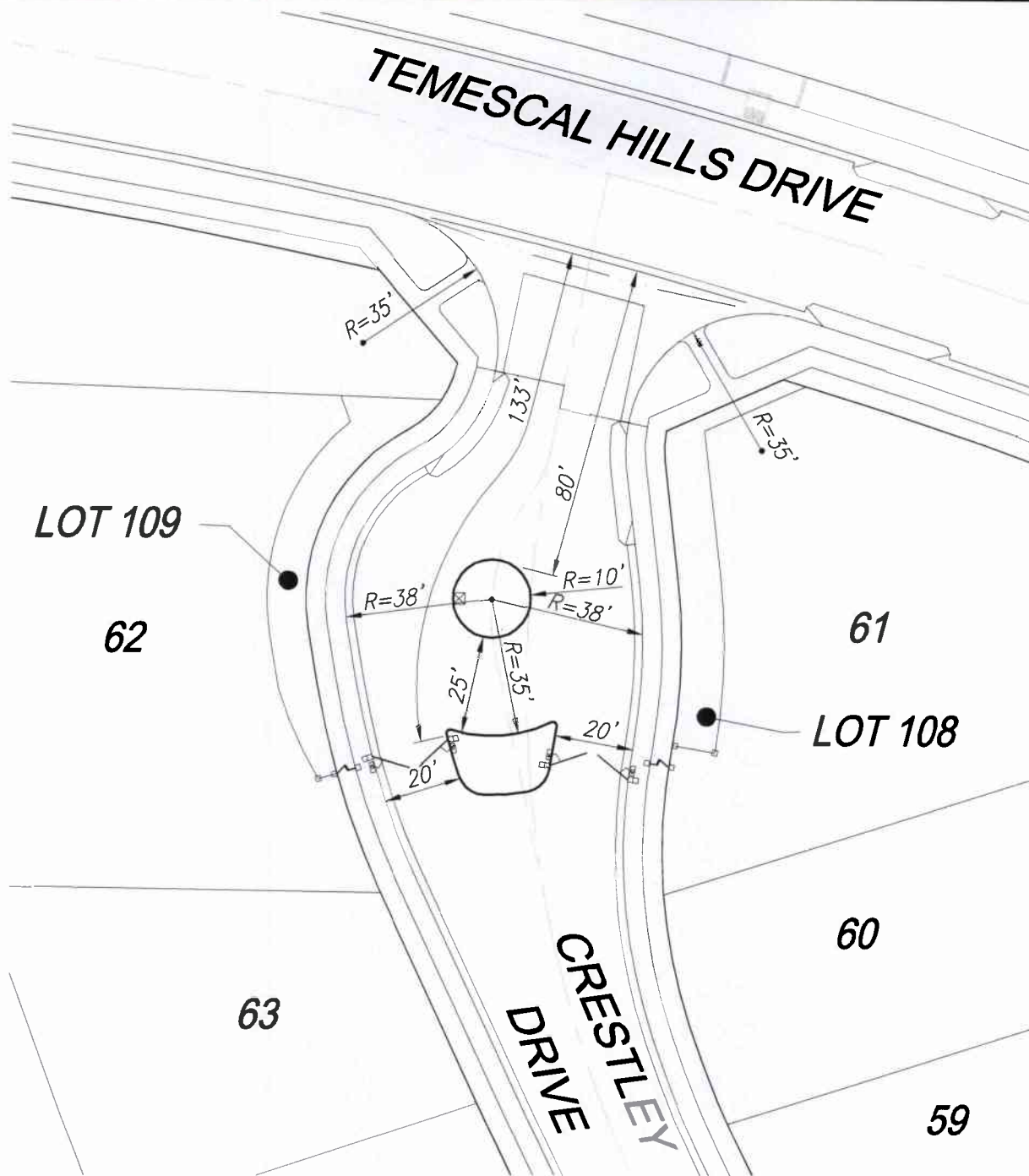
LOCATION MAP

**TR. 36593-5**

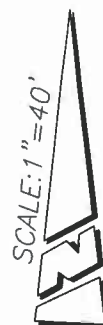
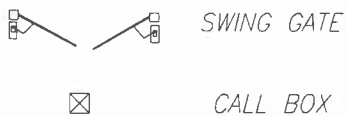


**PROACTIVE  
ENGINEERING WEST**

PROACTIVE ENGINEERING  
CONSULTANTS WEST  
25109 JEFFERSON AVE., SUITE 200  
MURRIETA, CA 92562  
951-200-6840



### LEGEND



**TR. 36593-3**



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
25109 JEFFERSON AVE., SUITE 200  
MURRIETA, CA 92562  
951-200-6840

TEMESCAL HILLS DRIVE

LOT 88

LOT 87

31

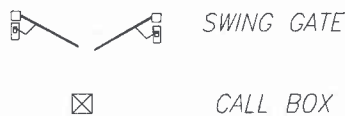
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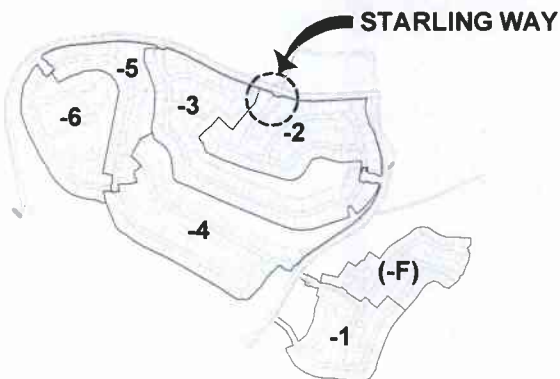
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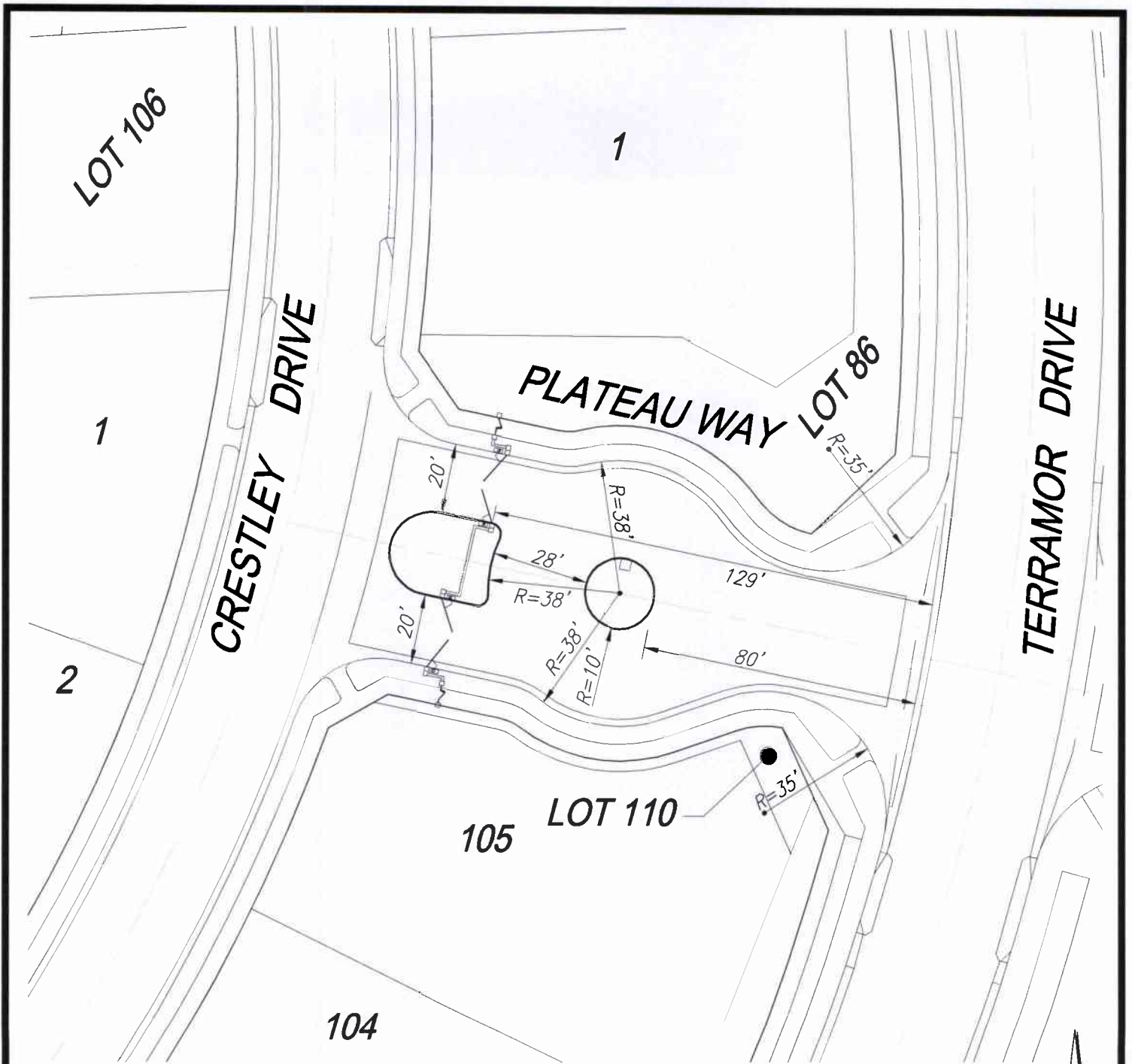
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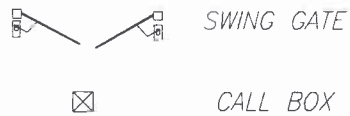
TR. 36593-2



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
25109 JEFFERSON AVE. SUITE 200  
MURRIETA, CA 92562  
951-200-6840



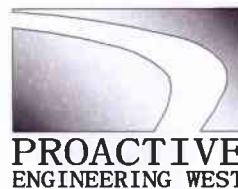
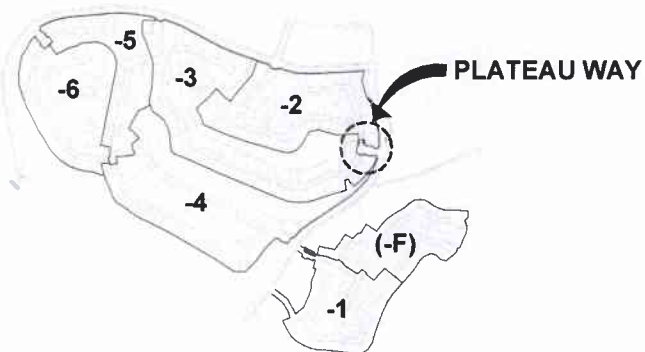
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SCALE: 1"=40'



**TR. 36593-2**



**PROACTIVE ENGINEERING  
CONSULTANTS WEST**  
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951-200-6840

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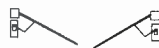
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DRIVE

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LOT 106

TERRAMOR  
DRIVE

### LEGEND



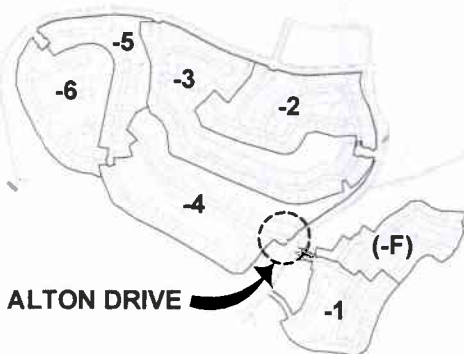
SWING GATE



CALL BOX



SCALE: 1"=40'



LOCATION MAP

**TR. 36593-4**



**PROACTIVE  
ENGINEERING WEST**

PROACTIVE ENGINEERING  
CONSULTANTS WEST  
25109 JEFFERSON AVE., SUITE 200  
MURRIETA, CA 92562  
951-200-6840

02/11/16  
11:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36593M1

Parcel: 290-070-044

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

MAP- PROJECT DESCRIPTION

RECOMMND

Minor Change to Tentative Tract Map No. 36593 is a proposal to add gated entrances to streets G, K, N, P, Q, and X to the original tract design of TR36593 approved by the Planning Commission on March 18, 2015. The proposal includes updated lot lines, street right of ways, and tract boundaries affected by the addition of the gated entries. This proposed change affects approximately 62 lots of the 602 lots previously approved and reduces the overall lot count from 602 to 598 total lots. The proposal reduces the lot count of Medium Density Residential lots from 432 to 428 and increase the number of lettered lots from 21 to 38. No changes to the 170 Medium High Density Residential lots is proposed.

The original Tentative Map was approved as a schedule "A" phased subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots with a minimum lot size of 3,619 square feet; and, 21 lettered lots on approximately 56.8 acres which would be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements encompassing Planning Areas 1,2,3,4 and 5 of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

10. EVERY. 4

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

02/11/16  
11:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR36593M1

Parcel: 290-070-044

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.)

RECOMMND

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.

10. EVERY. 6 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No.3659 shall be henceforth defined as follows:

TENTATIVE MAP = Minor Change to Tentative Tract Map No. 36593, dated August 13, 2015.

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

10. EVERY. 7 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.

10. EVERY. 9 SP - ORDINANCE REQUIREMENTS

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state

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11:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR36593M1

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10. GENERAL CONDITIONS

10. EVERY. 9                      SP - ORDINANCE REQUIREMENTS (cont.)                      INEFFECT

laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 10                      SP - LIMITS OF SP DOCUMENT                      INEFFECT

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

10. EVERY. 11                      SP - HOLD HARMLESS                      INEFFECT

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

02/11/16  
11:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR36593M1

Parcel: 290-070-044

10. GENERAL CONDITIONS

10. EVERY. 11                      SP - HOLD HARMLESS (cont.)                      INEFFECT

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.

10. EVERY. 12                      SPA - Amendment Description                      INEFFECT

This Specific Plan Amendment:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

TRACT MAP Tract #: TR36593M1

Parcel: 290-070-044

10. GENERAL CONDITIONS

10. EVERY. 13 SPA - Replace all previous INEFFECT

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

10. EVERY. 14 SP - SP Document INEFFECT

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

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

b. Final Environmental Impact Report No. 439 Document, which must include, but not be limited to, the following items:

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

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

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11:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR36593M1

Parcel: 290-070-044

10. GENERAL CONDITIONS

10. EVERY. 15                      SP - DEFINITIONS                      INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327A1 Screencheck No. 3 Dated 8/7/14.

CHANGE OF ZONE = Change of Zone No. 07807.

EIR = Environmental Impact Report No. 439.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

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

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

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

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

10.BS GRADE. 6                      MAP - NPDES INSPECTIONS                      RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

TRACT MAP Tract #: TR36593M1

Parcel: 290-070-044

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                      MAP - DUST CONTROL                      RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19                      MAP - RETAINING WALLS                      RECOMMND

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

10.BS GRADE. 20                      MAP - CRIB/RETAIN'G WALLS                      RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 21                      MAP - SPECIAL INSPECTIONS                      RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide [periodic / continuous] inspections for the following types of construction: [add as needed e.i. spillway, bridge, cribwall, etc.]

10.BS GRADE. 23                      MAP - MANUFACTURED SLOPES                      RECOMMND

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

10.BS GRADE. 24                      MAP - FINISH GRADE                      RECOMMND

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1

USE - TR36593 COAs STILL APPLY

RECOMMND

The following are conditions of approval from approved Tract Map 36593 that still apply:

LLWD WATER AND SEWER SERVICE

Tract Map 36593 is proposing to receive potable water and sanitary sewer service from Lee Lake Water District (LLWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

INDUSTRIAL HYGIENE NOISE STUDY REVIEW

Noise Consultant: Urban Crossroads 41 Corporate Park, Suite 300 Irvine, CA 92606

Noise Study: "Toscana Specific Plan (TTM No. 36593) Noise Impact Analysis, County of Riverside" dated November 20, 2013" JN:08682-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36593 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 16, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

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

ENVIRONMENTAL SITE ASSESSMENT REVIEW (ENVIRONMENTAL CLEANUP PROGRAM)

Based on the information provided in the "Phase 1 Environmental Assessment Report" prepared by McAlister GeoScience dated March 26, 2013 and a site visit conducted by RCDEH-ECP staff and with the provision that information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be

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## 10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - TR36593 COAs STILL APPLY (cont.) RECOMMND  
required.

## EPD DEPARTMENT

10.EPD. 1                      EPD - ALL PREVIOUS CONDITIONS                      RECOMMND

ALL CONDITIONS FROM THE PREVIOUS MAP APPROVAL APPLY.

## FIRE DEPARTMENT

10.FIRE. 1	MAP-#50-BLUE DOT REFLECTORS	RECOMMND
<p>Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.</p>		

10. FIRE. 2	MAP-#16-HYDRANT/SPACING	RECOMMND
<p>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 hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.</p>		

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP MINOR CHANGE 1 FHR                      RECOMMEND

Tract 36593, Minor Change No. 1, is a proposal to add gated entrances and update lot lines, street right-of-ways and tract boundaries. These changes do not appear to impact any drainage related issues. The District does not object to Minor Change No. 1 and the following original Conditions of Approval for Tract 36593 are still applicable.

10.FLOOD RI. 2                      MAP FLOOD HAZARD REPORT                      RECOMMND

Tract 36593 is a proposal to subdivide and develop approximately 202-acres for residential lots within Tract 36643/Phase 1 of the Toscana Specific Plan (SP 327A1). The

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

site is located in the Temescal Canyon area east of Interstate 15, on the east side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. Tract 36643 will construct a majority of the infrastructure (roads, storm drains, water quality features, sewer, water, etc.) and provide large mass graded lots. Tract 36593 is subdividing those large mass graded lots for single family residential development. While the construction of some smaller drainage facilities may be required, Tract 36593 is dependent upon the construction of the infrastructure of Tract 36643. Therefore, unless otherwise approved by the District, the final approval of any development within Tract 36593 will require completion of the drainage improvements of Tract 36643.

The major drainage and water quality issues of the area have been addressed with the conditions of approval for Tract 36643 and Specific Plan 327A1.

The construction of additional storm drains, extending from storm drain constructed under Tract 36643, may be required for the development of the individual lots/phases of Tract 36593. Protection from 100-year storm runoff flooding for each lot/phase of Tract 36593 will be required as this development is processed.

For water quality mitigation, Tract 36643 will construct large water quality basins/bmp features which have been sized to accommodate the required mitigation necessary for all of the specific plan's development under the current Regional Board's regulations. However, as each lot/phase of Tract 36593 is processed, if it is determined that the water quality mitigation provided by these facilities no longer meets the necessary mitigation required or if the Regional Board's regulations change, additional mitigation measures may need to be constructed.

Storm drain inlets outside of road right of way (terrace drains, slopes, maintenance access roads, etc.) shall be designed to collect 2 times the tributary Q100.

10.FLOOD RI. 3

MAP SUBMIT F-WQMP FOR TR 36593

RECOMMND

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593

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10. GENERAL CONDITIONS

10.FLOOD RI. 3                      MAP SUBMIT F-WQMP FOR TR 36593 (cont.)                      RECOMMND

unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

10.FLOOD RI. 5                      MAP 10 YR CURB - 100 YR ROW                      RECOMMND

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

10.FLOOD RI. 6                      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. 8                      MAP COORDINATE DRAINAGE DESIGN                      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. 9                      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. 11                      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

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10. GENERAL CONDITIONS

10.FLOOD RI. 11                      MAP MAJOR FACILITIES (cont.)                      RECOMMND

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. 17                      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. 18                      MAP WQMP ESTABL MAINT ENTITY                      RECOMMND

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

10.FLOOD RI. 21                      MAP BMP MAINTENANCE & INSPECT                      RECOMMND

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

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10. GENERAL CONDITIONS

PARKS DEPARTMENT

10.PARKS. 1

MAP - PUBLIC TRAIL ACCESS

RECOMMND

Public trails shall be fully accessable by the public. No gates or other obstructions shall inhibit public access to these public trails. Any gates being added that would inhibit public access to the trail shall be reviewed and approved by the County Park District.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - GOELOGIST'S COMMENTS

RECOMMND

ALL CONDITIONS FROM THE PREVIOUS APPROVAL APPLY.

10.PLANNING. 2

MAP - LOW PALEO

RECOMMND

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

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

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

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

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

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - LOW PALEO (cont.)

RECOMMND

monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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

10.PLANNING. 4

MAP - GEO02349

RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project,

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10. GENERAL CONDITIONS

10. PLANNING. 4

MAP - GEO02349 (cont.)

RECOMMND

Riverside County, CA", dated November 8, 2013.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.
2. The potential for surface rupture is low.
3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.
4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.
5. The potential for seismically induced landsliding is considered to be very low at the site.
6. Some boulders may be dislodged on natural slopes during ground shaking events.
7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.
8. The potential for sieche impacting the property is considered to be non-existent.

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.
2. Removal and/or catchment devices may be required in areas where boulders may be dislodged on natural slopes during ground shaking events.
3. Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

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10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - GEO02349 (cont.) (cont.)

RECOMMND

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 5

SP - GEO02349

INEFFECT

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.
2. The potential for surface rupture is low.
3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.
4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.
5. The potential for seismically induced landsliding is considered to be very low at the site.
6. Some boulders may be dislodged on natural slopes during ground shaking events.
7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.
8. The potential for seiche impacting the property is

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10.PLANNING. 5 SP - GEO02349 (cont.)

INEFFECT

considered to be non-existent.

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.

2. Removal and/or catchment devices may be required in areas where boulders may be dislodged on natural slopes during ground shaking events.

3. Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 7 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 7

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8

SP - UNANTICIPATE RESOURCES

INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a).All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 9

MAP - GEO2349 UPDATE

RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 10

MAP - PDP01460

RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643 & TR36593), was prepared by Brian F. Smith and Associates, Inc. and is entitled:

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10.PLANNING. 10

MAP - PDP01460 (cont.)

RECOMMND

"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1, TR36643 and TR36593. A PRIMP shall not be required for site grading.

10.PLANNING. 11

MAP - HUMAN REMAINS

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 12                      SP - MAINTAIN AREAS & PHASES                      INEFFECT

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

10.PLANNING. 13                      SP - NO P.A. DENSITY TRANSFER                      INEFFECT

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

10.PLANNING. 14                      MAP - PDA04837,4862,4863,4864                      RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey. Subsequently, in 2014, three additional cultural resources studies were submitted by Brian F. Smith and Associates (PDA) No. 4864, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014), (PDA) No. 4863, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014) and (PDA) No. 4862, entitled "Historic Structure Assessment , 11950 El Hermano Road" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work. All four studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 and the structures at 11950 El Hermano Rd. will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 and the structures at 11950 El Hermano Rd. will not be preserved are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be

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10.PLANNING. 14                    MAP - PDA04837,4862,4863,4864 (cont.)                    RECOMMND  
required.

10.PLANNING. 15                    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. 16                    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. 17                    SP - PDP01460                    INEFFECT  
  
County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:  
"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

10.PLANNING. 18                    SP - LOW PALEO                    INEFFECT  
  
Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for

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10. GENERAL CONDITIONS

10.PLANNING. 18

SP - LOW PALEO (cont.)

INEFFECT

paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and

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10. GENERAL CONDITIONS

10.PLANNING. 18                      SP - LOW PALEO (cont.) (cont.)                      INEFFECT

corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 19                      SP - GEO02349                      INEFFECT

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

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10.PLANNING. 19 SP - GEO02349 (cont.)

INEFFECT

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 20 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 21 MAP - NO OFFSITE SIGNAGE

RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 22 SP - PDA04837,4862-4864

INEFFECT

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey. Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and "A Phase II Cultural Resource

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10. GENERAL CONDITIONS

10.PLANNING. 22                      SP - PDA04837,4862-4864 (cont.)                      INEFFECT

Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

10.PLANNING. 23                      SP - IF HUMAN REMAINS FOUND                      INEFFECT

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to

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10. GENERAL CONDITIONS

10.PLANNING. 23                    SP - IF HUMAN REMAINS FOUND (cont.)                    INEFFECT

consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 24                    MAP - RES. DESIGN STANDARDS                    RECOMMND

The following design standards for the subdivision shall comply with the design standards contained in the approved, amended Specific Plan:

- a. Lots created by this map shall conform to the design standards of the Specific Plan's multi-designated zones.
- b. The minimum average width of each lot for Planning Areas 1 and 9 is 47 feet; the minimum average width of each lot for Planning Areas 2, 3, 7 and 14 is 60 feet; the minimum average width of each lot for Planning Areas 4, 6, 10, 12 and 13 is 50 feet; the minimum average width of each lot for Planning Areas 5 and 11 is 55 feet; the minimum average width of each lot for Planning Area 8 is 80 feet;
- c. The maximum height of any building for all Planning Areas (except Planning Area 8) is 35 feet. The maximum height for any building in Planning Area 8 is 35 feet for 2nd-story measured at roof ridge and 42 feet for 3rd-story measured at roof ridge.
- d. The maximum height of a communication tower and/or broadcasting antenna is 50 feet. e. The minimum parcel size is 3,600 square feet.

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

10.PLANNING. 25                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 26 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. 27 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.

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10. GENERAL CONDITIONS

10.PLANNING. 27

MAP- REQUIRED MINOR PLANS (cont.)

RECOMMND

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

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 28

MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

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

10.PLANNING. 29

MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 30

MAP - COMPL CASE APPROVAL

RECOMMND

Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN (SP327A1), and the CHANGE OF ZONE(CZ7807) must have been approved, and adopted by the Board of Supervisors, respectively.

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10. GENERAL CONDITIONS

10.PLANNING. 30

MAP - COMPL CASE APPROVAL (cont.)

RECOMMND

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED.

COA attached per 30.Planning.14

10.PLANNING. 31

MAP - AMENDMENT REQ

RECOMMND

If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary.

COA added per 30.Planning.15

10.PLANNING. 33

MAP - ARCHAEO AVOIDANCE #1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Site(s) CA-RIV-1089, shall be avoided and preserved by Project design. . Prior to any earthmoving activities within 100' of this resource, the

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10. GENERAL CONDITIONS

10.PLANNING. 33                      MAP - ARCHAEO AVOIDANCE #1 (cont.)                      RECOMMND

Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area."

TRANS DEPARTMENT

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

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

10.TRANS. 2                              MAP - COUNTY WEB SITE                              RECOMMND

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

10.TRANS. 3                              MAP - DRAINAGE 1                              RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement

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10. GENERAL CONDITIONS

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

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4                      MAP - DRAINAGE 2                      RECOMMND

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

10.TRANS. 5                      MAP - 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.

10.TRANS. 6                      MAP- TUMF CREDIT AGREEMENT                      RECOMMND

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

10.TRANS. 7                      MAP-IMP CREDIT/REIMBURSEMENT                      RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP-IMP CREDIT/REIMBURSEMENT (cont.)

RECOMMND

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

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 8

MAP - TS/CONDITIONS

RECOMMND

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

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

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

Temescal Canyon Road (NS) at:

Dos Lagos Drive (EW)  
Temescal Canyon Road (north) (EW) - future intersection  
Temescal Canyon Road (south) (EW) - future intersection  
Lawson Road (EW)  
Trilogy Parkway (EW)  
Glen Ivy Road (EW)  
Temescal Hills Drive (EW) - future intersection  
Terramor Drive (EW) - future intersection  
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:

Temescal Canyon Road (EW)  
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:

Temescal Canyon Road (EW)  
Indian Truck Trail (EW)

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

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

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

10.TRANS. 9

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1

MAP - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3

MAP - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP- SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy Transportation Department: 1 copy County Planning Department in Riverside: 1 copy Clerk of the Board of Supervisors: 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

20.PLANNING. 4

MAP - EXPIRATION DATE

DRAFT

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Planning Commission 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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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1                      SP - M/M PROGRAM (GENERAL)                      MET

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2                      SP - NON-IMPLEMENTING MAPS                      NOTAPPLY

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3                      SP - DURATION OF SP VALIDITY                      NOTAPPLY

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

"The SPECIFIC PLAN shall be valid for a period of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, at which time the County may elect to begin revocation hearings. Should the County not elect to revoke the SPECIFIC PLAN after 20 years the plan shall remain valid until such time that the County revokes the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,154th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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30.PLANNING. 3                      SP - DURATION OF SP VALIDITY (cont.)                      NOTAPPLY

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4                      SP - PROJECT LOCATION EXHIBIT                      MET

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 5                      SP - ADDENDUM EIR                      NOTAPPLY

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

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - ADDENDUM EIR (cont.)

NOTAPPLY

review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 6 SP - EA REQUIRED

NOTAPPLY

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 7 SP - SUPPLEMENT EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - SUPPLEMENT EIR (cont.)

NOTAPPLY

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 8 SP - SUBSEQUENT EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 9 SP - SCHOOL MITIGATION

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with state law."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10

SP - COMPLETE CASE APPROVALS

MET

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN (SP327A1), and the CHANGE OF ZONE(CZ7807) must have been approved, and adopted by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 11

SP - AMENDMENT REQUIRED

MET

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - AMENDMENT REQUIRED (cont.) MET

plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 12 SP - PARK AGENCY REQUIRED MET

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

30.PLANNING. 13 SP- PA PROCEDURES MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13                      SP- PA PROCEDURES (cont.)                      MET

change of zone shall be approved and adopted by the  
Board of Supervisors."

30.PLANNING. 14                      SP- COMMON AREA MAINTENANCE                      MET

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

"PRIOR TO MAP RECORDATION, the following procedures for  
common area maintenance procedures shall be complied with:

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

b. Unless otherwise provided for in these conditions of  
approval, common open areas shall be conveyed to the  
maintenance organization as implementing development is  
approved or any subdivision as recorded.

c. The maintenance organization shall be established prior  
to or concurrent with the recordation of the first land  
division. d. The common areas to be maintained by the  
master maintenance organization shall include, but not be  
limited to, the following: Planning Areas 15, 16, 18, 19,  
20, 21, 22, 23, and 27A-I."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP- COMMON AREA MAINTENANCE (cont.)

MET

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) \_\_\_\_\_"

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP- CC&R RES PUB COMMON AREA

MET

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP- CC&R RES PUB COMMON AREA (cont.)

MET

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP- CC&R RES PUB COMMON AREA (cont.) (cont.) MET

any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 16 SP- CC&R RES PRI COMMON AREA MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), for all Planning Areas (PA) except PA 17, the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP- CC&R RES PRI COMMON AREA (cont.)

MET

individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - ARCHAEO M/M PROGRAM

MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 18 SP - GENERIC M/M PROGRAM

MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Area \_\_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 19 SP - F&G CLEARANCE

MET

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - F&G CLEARANCE (cont.)

MET

obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 20 SP - ACOE CLEARANCE

MET

Prior to the approval of any implementing project within planning area 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 21 SP - SKR FEE CONDITION

MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant 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 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