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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP - ARCHAEO M/M PROGRAM INEFFECT

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, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 24 SP - PALEO M/M PROGRAM INEFFECT

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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP - PALEO M/M PROGRAM (cont.)

INEFFECT

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

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 as described in the EIR are substantially complied with."

30.PLANNING. 28

SP - SKR FEE CONDITION

INEFFECT

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 ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29

SP - ENTRY MONUMENTATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30.PLANNING. 29

SP - ENTRY MONUMENTATION (cont.)

INEFFECT

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____ and the Ethanac Corridor Planning Group Summary Booklet."

30.PLANNING. 34

SP - IF HUMAN REMAINS FOUND

INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit as a general (10-series condition), and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 35

SP - AVIGATION EASEMENTS

INEFFECT

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:

"Areas within the March Air Reserve Base Influence Area

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - AVIGATION EASEMENTS (cont.) INEFFECT

shall provide Avigation Easements to March Air Reserve Base."

This condition shall be considered not applicable if the project does not fall within the boundaries of the influence area.

30.PLANNING. 36 SP - CFD FORMATION INEFFECT

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 be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37 SP - SCENIC CORRIDOR STBK INEFFECT

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:

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - COMM/IND LIGHTING

INEFFECT

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:

"Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create an additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39 SP - SCHOOL MITIGATION PUHSD

INEFFECT

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 Perris Union High School District (PUHSD) shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - PA 33A PLANS

INEFFECT

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 map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - PA 33A PLANS (cont.) INEFFECT

the project is not required to construct the Briggs Road detention basin.

30.PLANNING. 41 SP - PA 33A CONSTRUCTION INEFFECT

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 any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

30.PLANNING. 42 SPSC- SP LIFE SPSC1 DRAFT

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 that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the County may elect to begin revocation hearings. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1983rd building permit.)

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 was added through Specific Plan Substantial Conformance No. 1.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1

SP - SP260/TS REQUIRED

INEFFECT

Site-specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 260 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 2

SP - SP260/TS INSTALLATION

INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department and/or Caltrans.

Encanto Drive (NS) at Ethanac Road (EW)
Sherman Road (NS) at McLaughlin Road (EW)
Sherman Road (NS) at Watson Road (EW)
Sherman Road (NS) at Ethanac Road (EW)
Antelope Road (NS) at Mapes Road (EW)
Antelope Road (NS) at Watson Road (EW)
Antelope Road (NS) at Ethanac Road (EW)
Menifee Road (NS) at Watson Road (EW)
Menifee Road (NS) at McLaughlin Road (EW)
Malaga Road (NS) at Watson Road (EW)
Malaga Road (NS) at SR-74 (EW)
Briggs Road (NS) at Watson Road (EW)
Briggs Road (NS) at McLaughlin Road (EW)
Sultanas Road (NS) at SR-74 (EW)
Juniper Flats Road (NS) at Watson Road (EW)

with fee credit

Palomar Road (NS) at Mapes Road (EW)
Briggs Road (NS) at Street "C" (EW)
Leon Road (NS) at SR-74 (EW)

with no credit given for Traffic Signal Mitigation Fees.

30.TRANS. 3

SP - SP260/TS GEOMETRICS

INEFFECT

The intersection of Encanto Drive (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP260/TS GEOMETRICS (cont.)

INEFFECT

geometrics:

Northbound: One left turn lane, one right turn lane

Southbound: NA

Eastbound: Three through lanes, one shared through/right
turn lane

Westbound: One left turn lane, four through lanes

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

Northbound: One left turn lane, two through lanes, one
right turn lane

Southbound: One left turn lane, two through lanes, one
right turn lane

Eastbound: One left turn lane, one through lane, one
shared through/right turn lane

Westbound: One left turn lane, one through lane, one
shared through/right turn lane

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

Northbound: One left turn lane, two through lanes, one
right turn lane

Southbound: One left turn lane, two through lanes, one
right turn lane

Eastbound: One left turn lane, four through lanes, one
right turn lane

Westbound: One left turn lane, four through lanes, one
right turn lane

The intersection of Antelope Road (NS) at Mapes Road (EW)
shall be improved to provide the following ultimate
geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) INEFFECT

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, two through lanes, one right turn lane

Westbound: One left turn lane, two through lanes, one right turn lane

The intersection of Antelope Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Antelope Road (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Palomar Road (NS) at SR-74 (EW) shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one through lane, one right
turn lane

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

Eastbound: One left turn lane, three through lanes, one
shared through/right turn lane

Westbound: One left turn lane, three through lanes, one
shared through/right turn lane

The intersection of Menifee Road (NS) at Watson Road (EW)
shall be improved to provide the following ultimate
geometrics:

Northbound: One left turn lane, three through lanes, one
right turn lane

Southbound: One left turn lane, three through lanes, one
right turn lane

Eastbound: One left turn lane, one through lane, one
shared through/right turn lane

Westbound: One left turn lane, one through lane, one
shared through/right turn lane

The intersection of Menifee Road (NS) at McLaughlin Road
(EW) shall be improved to provide the following ultimate
geometrics:

Northbound: One left turn lane, three through lanes, one
right turn lane

Southbound: One left turn lane, three through lanes, one
right turn lane

Eastbound: One left turn lane, one through lane, one
shared through/right turn lane

Westbound: One left turn lane, one through lane, one
shared through/right turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

The intersection of Malaga Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

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

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

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Briggs Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Briggs Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: Two left turn lanes, two through lanes, one right turn lane with right turn overlap signal phase

Southbound: Two left turn lanes, two through lanes, one right turn lane with right turn overlap signal phase

Eastbound: Two left turn lanes, four through lanes, one right turn lane with right turn overlap signal phase

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

Westbound: Two left turn lanes, four through lanes, one right turn lane with right turn overlap signal phase

The intersection of Briggs Road (NS) at McLaughlin Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Briggs Road (NS) at Street "C" (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of Sultanas Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one through lane, one right turn lane

Southbound: One left turn lane, one through lane, one right turn lane

Eastbound: One left turn lane, three through lanes, one

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

right turn lane

Westbound: One left turn lane, three through lanes, one
right turn lane

The intersection of Leon Road (NS) at SR-74 (EW) shall be
improved to provide the following ultimate geometrics:

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

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

Eastbound: One left turn lane, three through lanes, one
right turn lane

Westbound: One left turn lane, three through lanes, one
right turn lane

The intersection of Juniper Flats Road (NS) at Watson Road
(EW) shall be improved to provide the following ultimate
geometrics:

Northbound: One left turn lane, one through lane

Southbound: One through lane, one right turn lane

Eastbound: One left turn lane, one right turn lane

Westbound: NA

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 20 Park Plans INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,260th building permit within
the SPECIFIC PLAN, detailed park plans shall be submitted
to and approved by the Planning Department and the
Valley-Wide Recreation and Parks District or other entity
set forth in the Planning Department's condition entitled
"SP - Common Area Maintenance" for the park site designated
as Planning Area 20. The detailed park plans shall conform
with the design criteria in the specific plan document for

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PA 20 Park Plans (cont.) INEFFECT

Planning Area 20 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

100.PLANNING. 2 SP - PA 20 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

100.PLANNING. 3 SP - PA 10 Park Plans INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,000th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 10 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10 shall be constructed and fully operable.

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TRACT MAP Tract #: TR31500

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

INEFFECT

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres
- 947 dwelling units

Medium Density Residential (6,000 sq ft lots) - 178.5 acres
- 827 dwelling units

Medium High Density Residential (5,000 sq ft lots) - 159.5 acres - 716 dwelling units

Medium High Density Residential (4,000 sq ft lots) - 15.2 acres - 85 dwelling units

High Density Residential (Garden Courts) - 30.0 acres - 240 dwelling units

Commercial - 164.9 acres

Commercial/Business Park - 66.3 acres

Business Park - 50.1 acres

Mixed Use - 18.5 acres

Industrial - 214.7 acres

Active Parks - 29.4

Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes to:

1) divide and redesignate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts - Planning Area 7B);

2) redesignate Planning Area 10 from Low Density Residential to Community Park;

3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A - Garden Courts) and Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and

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TRACT MAP Tract #: TR31500

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) INEFFECT

5) minor modifications to various planning area boundaries.

10. EVERY. 3 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. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

10. EVERY. 6 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 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. 8 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.

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TRACT MAP Tract #: TR31500

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10. GENERAL CONDITIONS

10. EVERY. 9 SP - SP Document

INEFFECT

Specific Plan No. 260 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. 329 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

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

10. EVERY. 11 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31500, Amended No. 9, dated 1/29/15.

EXHIBIT W = Tentative Tract Map No. 31500 Wall and Fence Plan dated 9/16/14.

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10. GENERAL CONDITIONS

10. EVERY. 11 MAP - DEFINITIONS (cont.) RECOMMND

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

10. EVERY. 12 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to a "Schedule A"
subdivision of 53.3 acres into 206 residential lots with a
minimum lot size of 4,000 square feet and twelve (12) open
space lots totaling approximately acres 6.74.

10. EVERY. 13 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend,
indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim,
action, or proceeding against the COUNTY, its agents,
officers, or employees 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. The
COUNTY will promptly notify the land divider of any such
claim, action, or proceeding against the COUNTY and will
cooperate fully in the defense. If the COUNTY fails to
promptly notify the land divider of any such claim, action,
or proceeding or fails to cooperate fully in the defense,
the land divider shall not, thereafter, be responsible to
defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 14 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan,
shall not supersede the following: All grading shall
conform to the California Building code, County General

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10. GENERAL CONDITIONS

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED (cont.) INEFFECT

Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

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

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

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

10.BS GRADE. 6 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. 8 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. 9 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. 11 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

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10. GENERAL CONDITIONS

10.BS GRADE. 11

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

10.BS GRADE. 12 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. 13 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. 14 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. 16 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. 17 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - 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. 24

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. 28

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. 29

MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1

EMWD WATER AND SEWER SERVICE

RECOMMND

Tract Map#31500 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (951) 955-8980.

10.E HEALTH. 2

RETENTION BASINS - NO VECTORS

RECOMMND

All retention basins must be constructed and managed in a manner that prevents vector breeding as well as vector nuisances.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY RECOMMND

Noise Consultant:RK Engineering Group, Inc
4000 Westerly Place, Suite 280
Newpoert Beach, CA 92660

Noise Study:Menifee Substantial Conformance #1 (TR31500)
Noise Impact Study Update Letter, County of
Riverside March 16, 2015

Based on the County of Riverside, Industrial Hygiene
Program's review of the aforementioned Noise Study,
TR31500 shall comply with the recommendations set forth
under the Industrial Hygiene Program's response letter
dated July 20, 2015 c/o Steve Uhlman(RivCo Industrial
Hygienist).

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

FIRE DEPARTMENT

10.FIRE. 1 SP-#56-IMPACT MITIGATION INEFFECT

The project proponents shall participate in the fire
protection impact mitigation program as adopted by the
Riverside County Board of Supervisors.

10.FIRE. 2 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a
funding source to off-set the shortage between the existing
county structure fire tax and the needed annual operation
and maintenance budget equal to approximately \$100.00 per
dwelling unit and 16c per square foot for retail,
commercial and industrial.

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area"
of Riverside County as shown on a map on file with the
Clerk of the Board of Supervisors. Any building constructed
on lots created by this project shall comply with the
special construction provisions contained in Riverside
County Ordinance 787.

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10. GENERAL CONDITIONS

10.FIRE. 4 SP-#71-ADVERSE IMPACTS INEFFECT

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

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

10.FIRE. 5 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 6 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 7 SP-#97-OPEN SPACE INEFFECT

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

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10. GENERAL CONDITIONS

10.FIRE. 8 SP-#85-FINAL FIRE REQUIRE INEFFECT

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

10.FIRE. 9 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 13 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 14 MAP-#16-HYDRANT/SPACING RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.) (cont.)

INEFFECT

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

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 31500, Amended No. 9, is a proposal to subdivide an approximately 53.3-acre site for single family residential lots along with a park and water quality basins. The site is located in the Homeland area between Sultanas Road and Emperor Road south of State Highway 74.

This project is dependent on the construction of major flood control facilities to provide this development protection from storm runoff tributary to the site but more importantly, to provide this site an adequate downstream outlet where flows from the site can be discharged. This downstream component will be accomplished with the construction of Romoland Master Drainage Plan (MDP) Line A and the Homeland MDP Briggs Road Basin.

Construction started in April 2015 on a District administered public works contract for several drainage facilities which are part of the Romoland MDP and the Homeland MDP. This public works contract document is titled "Romoland MDP Line A, Stages 4, 5 and 6, Homeland MDP Line 1, Briggs Basin, Romoland MDP Line A-2, Romoland MDP Line A-3 (Project No. 4-0-00310)". Starting at the downstream end of this construction project, Romoland MDP Line A, Stages 4, 5 and 6 runs from the east side of Interstate 215 easterly approximately 3-miles toward Briggs Road. This facility connects to the outlet of the Briggs Road Basin, a major detention basin located between Briggs Road and Tract 31500. This public works contract also includes Homeland MDP Line 1, an underground drainage facility that collects storm runoff along Highway 74 then turns south in Briggs Road and discharges these storm flows into the Briggs Road Basin. Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage facilities (Briggs Road Basin and Romoland Line A) are substantially complete.

Tract 31500 will be required to construct Homeland MDP Line 4 where it will collect flows from the existing golf course on the east side of Emperor Road and convey these flows into the Briggs Road Basin. This will be a District maintained facility and shall be designed and constructed to District standards. Access for the maintenance of the inlet that is acceptable to the District shall be provided and shall be located within an easement and/or right of way obtained by the developer. This facility shall collect and

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

convey the 100-year tributary flow rate. These flows shall be discharged into Briggs Road Basin. While the District is aware of this development and the construction of Line 4, the public works construction drawings for Briggs Road Basin do not include any provisions for Line 4. If Briggs Road Basin is constructed prior to the construction of Line 4, an encroachment permit for the construction of the outlet for Line 4 into the Briggs Road Basin will be required. If the construction of the Briggs Road Basin is not complete, the developer shall contact the District's Design and Construction Division so the design and construction of the two facilities can be coordinated.

A large drainage area is tributary to the northeast corner of the project site. The construction of Homeland MDP Line 1 should reduce, but not eliminate, some of the storm runoff tributary to this point. The existing 100-year flow rate at this point is estimated to be 650 cfs. The applicant/engineer has proposed to construct an interim basin/inlet. The footprint for this interim basin/inlet, located at the northerly end of the "C" Street cul-de-sac, covers Lots 26 through 31. Runoff would be collected into the interim basin/inlet and then exit through a reinforced concrete box (RCB), primarily located within Norma Jean Road, and conveyed southerly approximately 850-feet where flows would confluence with Line 4. This RCB, including the inlet, would also be a District maintained facility but the responsibility for the maintenance of the interim basin would be the Home Owners Association (HOA). With District and County Planning approval, once the upstream facilities and/or other developments are constructed and the necessity for this interim basin/inlet is completely eliminated, this area that includes Lots 26 through 31 may be developed.

A preliminary project specific Water Quality Management Plan (WQMP) was submitted and reviewed by the Transportation Department's consultant (CValdo) and determined that the document met the minimum criteria requirements for a preliminary WQMP. The primary bmps for water quality mitigation are 2 basins. These basins shall also comply with the Hydrological Conditions of Concern (HCOC) requirements. Since the onsite drainage/bmps connect directly to District maintained facilities, the District will assume responsibility for the review and approval of the project's drainage and the final WQMP when final engineered construction drawings and plans are

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

submitted for plan check. The final WQMP must comply with the latest MS4 permit issued by the Water Quality Control Board.

The project is located within the boundaries of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

ADDED 11/24/2015: It shall also be noted that a portion of this project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 06065C-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The applicant/engineer shall comply with FEMA regulations and if necessary, submit appropriate documentation for a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) which modifies the Zone A designation for this development.

10.FLOOD RI. 3 MAP CONSTRUCT MDP LINE 4 RECOMMND

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

10.FLOOD RI. 4 MAP LOTS 26-31 RECOMMND

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning.

These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 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. 10 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. 11 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 12 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. 13 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 14

MAP MAJOR FACILITIES - ADP

RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Homeland/Romoland Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 15

MAP MAJOR FACILITIES

RECOMMND

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

10.FLOOD RI. 20

MAP WATERS OF THE US (NO FEMA)

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

public health and safety.

10.FLOOD RI. 21 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. 22 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. 24 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

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10.FLOOD RI. 24

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

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

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

10.FLOOD RI. 25

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.

10.FLOOD RI. 26

MAP FEMA PANEL NO 06065C-2060G

RECOMMND

Portions of Tract 31500 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

PLANNING DEPARTMENT

10.PLANNING. 1

SP - MAINTAIN AREAS & PHASES

INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed

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10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES (cont.) INEFFECT

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. 2 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 or Specific Plan Substantial Conformance process.

10.PLANNING. 4 MAP - PROJ M/M PROGRAM (GENERA RECOMMND

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.

10.PLANNING. 5 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. 6 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. 8 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 13

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 30 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- j. No more than 70% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 17

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

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10.PLANNING. 17

MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 18

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. 19

MAP - REQUIRED MINOR PLANS

RECOMMND

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

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10.PLANNING. 19

MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

Department) along with the current fee.

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

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

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

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

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

6. Entry monument and gate entry plan.

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

10.PLANNING. 22

MAP - GEO01833

RECOMMND

County Geologic Report (GEO) No. 1833, submitted for this project (TR31500), was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Riverside County, California", dated July 30, 2004. In addition, Leighton and Associates, Inc., prepared and submitted the following report for this project:

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1299, Sun City Area, County of Riverside, California", dated February 9, 2005.

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10. GENERAL CONDITIONS

10. PLANNING. 22

MAP - GEO01833 (cont.)

RECOMMND

"Updated Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Homeland, Riverside County, California", dated June 18, 2007.

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1833, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, County of Riverside, California", dated February 8, 2008.

These documents are herein incorporated as a part of GEO No. 1833. It should also be noted that GEO No. 1833 supersedes GEO No. 1299 for this project (TR31500).

GEO No 1833 concluded:

1.No evidence of faulting was observed on-site or in the immediate vicinity of the site.

2.The potential for surface fault rupture at the site is very low.

3.The currently proposed 50-foot cut slopes will be globally and surficially stable.

4.There is a potential for liquefaction at this site (based on loose alluvial deposits).

5.Due to the presence of boulders and elevated rock out-croppings on this site, there may be a potential for seismically induced rock fall (delineated on Plate 1 - Addendum Geotechnical Map, 2/08/08).

6.The site has a potential for hydrocollapse of upper alluvial and colluvial soils.

7.A significant portion of the proposed cuts will consist of marginally rippable to non rippable rock. Reduced production rates should be anticipated in areas of marginally rippable rock or extensive boulders. Localized blasting may be required.

8.Oversized rock (greater than 12 inches) is anticipated on this project.

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10. GENERAL CONDITIONS

10. PLANNING. 22

MAP - GEO01833 (cont.) (cont.)

RECOMMND

GEO No. 1833 recommended:

1. The cut slopes should be observed during grading to evaluate the actual conditions at the exposed slope faces.

2. The near-surface loose alluvial deposits (soils susceptible to liquefaction) within the proposed development area will be removed and recompactd during planned remedial grading.

3. Further geotechnical evaluation of the potential rock fall hazard be conducted during review of rough grading plans. Mitigation measures include removal and/or stabilization of individual potentially unstable boulders during grading of the site, alternatively rock fences or catchment areas may be incorporated into the final design of the impacted area.

4. Near-surface collapsible soils should be overexcavated and recompactd.

5. The project design should be revised to reduce the cut depths in areas where the investigation has indicated that nonrippable rock will be encountered.

6. All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.).

GEO No. 1833 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1833 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential, hydrocollapse potential, rockfall potential and oversized rock at this

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO01833 (cont.) (cont.) (cont.) RECOMMND

site as described elsewhere in this conditions set.

10.PLANNING. 23 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 within the period specified by law. 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 County and the property owner 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 Planning /Director.

10.PLANNING. 24 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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.

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10. GENERAL CONDITIONS

10.PLANNING. 24

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

1.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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter 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.

3.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. 25

MAP - CFD FORMATION

RECOMMND

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

This implements Condition of Approval 30.Planning.36.

10.PLANNING. 26

MAP - NON-IMPLEMENTING MAPS

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

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.

This implements condition of approval 30.Planning.03

10.PLANNING. 27 MAP - PROJECT LOCATION EXHIBIT RECOMMND

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.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED. This implements Condition of Approval 30.Planning.6.

10.PLANNING. 28 MAP - PA PROCEDURES RECOMMND

The planning areas 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 these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.

2. The project proponent shall file a change of zone 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 change of zone shall be approved and adopted by the Board of Supervisors.

This implements Condition of Approval 30.Planning.19.

10.PLANNING. 29 MAP - MM 26.2 RECOMMND

Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.

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10.PLANNING. 30

MAP - MM 6.1

RECOMMND

The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.

10.PLANNING. 31

MAP - MM 6.2

RECOMMND

In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.

10.PLANNING. 32

MAP - MM 6.4

RECOMMND

Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.

10.PLANNING. 33

MAP - MM 6.5

RECOMMND

Low VOC (Volatile Organic Compound) emitting paints should be used.

10.PLANNING. 34

MAP - MM 6.6

RECOMMND

The Project shall demonstrate compliance with SCAQMD Rules 403 and 1113 and the EPA and CARB Tier 3 standards.

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10.PLANNING. 35 MAP - MM 1.1 RECOMMND

The proposed structures and foundations shall be designed to resist seismic forces in accordance with the seismic design criteria contained in the California Building Standards Code.

10.PLANNING. 36 MAP - MM 1.2 RECOMMND

The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated June 18, 2007, on all plans prior to the issuance of grading and/or building permits.

10.PLANNING. 37 MAP - MM 2.4 RECOMMND

Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.

10.PLANNING. 38 MAP - MM 2.1 RECOMMND

Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.

10.PLANNING. 39 MAP - MM 13.1 RECOMMND

Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof over hangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

10.PLANNING. 40 MAP - MM 13.2 RECOMMND

Building energy conservation will largely be achieved for residential, commercial, business park and industrial units by compliance with Title 24 of the California Administrative Code.

Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures

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10.PLANNING. 40 MAP - MM 13.2 (cont.)

RECOMMND

unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

10.PLANNING. 41 MAP - MM 7.2

RECOMMND

The project will comply with the requirements of the California State Water Quality Control Board, Santa Ana Region

10.PLANNING. 42 MAP - MM 7.3

RECOMMND

The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.

10.PLANNING. 43 MAP - MM 5.1

RECOMMND

Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

10.PLANNING. 44 MAP - MM 5.8

RECOMMND

In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

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10.PLANNING. 45

MAP - MM 5.9

RECOMMND

During rock crushing activities and as required pursuant to Ordinance No. 847, the rock crusher shall be sited in the location depicted on Figure 11 of Environmental Assessment No. 39357.

10.PLANNING. 46

MAP - MM 17.1

RECOMMND

The payment of fees to EMWD will prevent any negative financial impacts to the District. EMWD will collect a maximum of \$3,500 per unit from developers in the area for construction of the Romoland Treatment Plant Expansion. All lines will be designed per EMWD requirements.

10.PLANNING. 47

MAP - MM 17.4

RECOMMND

The infrastructural system will be installed to the requirements of the County's Engineering Department. In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use:
oHealth and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.
oTitle 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations.
oTitle 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, etc.
oTitle 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.
oTitle 24, California Administrative Code Sections 2-5452(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures.
oHealth and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied.
oGovernment Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water.

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10.PLANNING. 48

MAP - MM 17.5

RECOMMND

Additionally, water and sewer demands shall be further mitigated through implementation of Water and Sewer Plan Development Standards. (See Specific Plan Section III.A.4.b)

10.PLANNING. 49

MAP - MM 23.3

RECOMMND

The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-402.

10.PLANNING. 50

MAP - MM 23.4

RECOMMND

The developer will consider the feasibility of installing trash compactors as a standard feature in new homes, as well as establishing collection points for recycling of solid waste. In addition, industrial and commercial businesses will be encouraged to utilize trash compactors.

10.PLANNING. 51

MAP - MM 17.4

RECOMMND

Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

10.PLANNING. 52

MAP - MM 22.1

RECOMMND

Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone Company as they become available in order to facilitate engineering, design and construction of improvements necessary to provide services to the project site.

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10.PLANNING. 53 MAP - MM 22.2

RECOMMND

The applicant will comply with guidelines provided by the Southern California Gas Company in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing Gas Company easements.

10.PLANNING. 54 MAP - MM 22.3

RECOMMND

Building energy conservation will be largely achieved by compliance with Title 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

10.PLANNING. 55 MAP - PDA04902R2 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4902r2 submitted for this project (TR31500) was prepared by Philip de Barros Ph.D., of Professional Archaeological Services and is entitled: "A Phase II Cultural Resources Assessment of 12 sites for the Emperor North Project, a 53.3-acre Parcel south of State Highway 74 between Briggs and Sultanas Roads near the community of Homeland in Riverside County, California", dated November 12, 2015.

PDA4902r2 concludes: All sites underwent CEQA significance testing with negative results.

PDA4902r2 recommends:

1. Due to alluvial deposits that cover much of the property and the potential for buried sites, it is recommended that construction grading be monitored by a professional archaeologist and a Tribal monitor.

2. Feature A of CA-RIV-7838 be protected against possible construction damage by fencing.

3. Controlled grading should be undertaken in the immediate vicinity of all bedrock milling .

4. Given that the project area is within an area important to the cultural heritage of the Luiseno, it is important to preserve as many of the bedrock milling features as possible, including moving those that can be moved to a protected area within the immediate vicinity.

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

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10. GENERAL CONDITIONS

10.PLANNING. 56

MAP - SPECIAL STUDIES ANALYSIS

RECOMMND

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for Protein Residue Analysis (CIEP). The results of these studies shall be included in the Phase IV Monitoring report.

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 - no building, obstructions, or encroachments by landfills

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10. GENERAL CONDITIONS

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

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 - 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.

Palomar Road (NS) at:
SR-74 (EW)

Menifee Road (NS) at:
SR-74 (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP - TS/CONDITIONS (cont.)

RECOMMND

Briggs Road (NS) at:
SR-74 (EW)

Emperor Road (NS) at:
SR-74 (EW)
Project Access (EW)
McLaughlin Road/Norma Jean Road (EW)

Project Access (NS) at:
Norma Jean Road (EW)

Sultanas Road/Norma Jean Road (NS) at:
SR-74 (EW)

Norma Jean Road (NS) at:
Areca Palm Drive (EW)
Paradise Palm Avenue (EW)
Project Access (EW)
Allen Avenue (EW)

Leon Road (NS) at:
SR-74 (EW)

Juniper Flats Road (NS) at:
SR-74 (EW)

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

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

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 SP - 90 DAYS TO PROTEST (cont.) INEFFECT

result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 3 MAP - DUARTION OF SP VALIDITY RECOMMND

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC 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 eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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 implements Condition of approval 30.Planning.4.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4

MAP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 30 days of the final action, the applicant shall provide Three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) and 10 CD's. 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 Department 1 copy Department of Environmental Health 1 copy Fire Department 1 copy Flood Control and Water Conservation 1 copy Transportation Department 1 copy County Planning Department in Riverside 1 copy Riverside County Planning Department in Indio 2 copies in Murrieta 2 copies Executive Office - CSA Administrator 2 copies 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. This implements condition of approval 30.Planning.5.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - GEOLOGIC STUDY

MET

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.)

MET

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL)

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 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. 3 SP - NON-IMPLEMENTING MAPS

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:

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS (cont.) MET

APPLICABLE."

30.PLANNING. 4 SP - DURATION OF SP VALIDITY 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 SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC 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 eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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. 5 SP - SUBMIT FINAL DOCUMENTS 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:

"Thirteen (13) 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 Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS (cont.) MET

Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
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."

30.PLANNING. 6 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.

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. 7 SP - ACOUSTICAL STUDY REQD 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 PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

Residential projects shall submit an acoustical study for evaluation of adjacent traffic noise. Commercial and Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD (cont.) MET

receptor.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - ARCHAEO STUDY REQD 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 PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11 SP - ADDENDUM EIR 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:

"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 no new environmental impacts have arisen since the certification

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR (cont.)

MET

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 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. 12 SP - EA REQUIRED

MET

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. 13 SP - SUPPLEMENT TO 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - SUPPLEMENT TO EIR (cont.)

NOTAPPLY

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 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. 14

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. 15

SP - COMPLETE CASE APPROVALS

MET

rior 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS (cont.) MET

on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified 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, respectively. This condition may not be DEFERRED."

30.PLANNING. 16 SP - AMENDMENT REQUIRED 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:

"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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17

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 the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District 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.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19

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. 19 SP - PA PROCEDURES (cont.)

MET

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

30.PLANNING. 20 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 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:"

30.PLANNING. 21 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), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

MET

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:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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 the TENTATIVE TRACT MAP 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 any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) MET

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. 22 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), 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 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

MET

"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 the TENTATIVE TRACT MAP, 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."

30.PLANNING. 23

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - ARCHAEO M/M PROGRAM (cont.)

MET

on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 24

SP - PALEO 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 paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - PALEO M/M PROGRAM (cont.) MET

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 as described in the EIR are substantially complied with."

30.PLANNING. 28 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 ____ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29 SP - ENTRY MONUMENTATION 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:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ENTRY MONUMENTATION (cont.) NOTAPPLY

to the design guidelines of Planning Area ____ of the
SPECIFIC PLAN, as shown on pages ____ to ____ and the
Ethanac Corridor Planning Group Summary Booklet."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND MET

Prior to the approval of any land division or development
permit (use permit, plot plan, etc.), a condition of
approval shall be applied to the land division or
development permit as a general (10-series condition), and
shall read as follows:

If human remains are encountered, State Health and Safety
Code Section 7050.5 states that no further disturbance
shall occur until the County Coroner has made a
determination of origin and disposition pursuant to Public
Resource Code section 5097.98. The County Coroner shall be
notified of the find immediately. If the remains are
determined to be prehistoric, the coroner shall notify the
Native American Heritage Commission, which will determine
and notify the appropriate NATIVE AMERICAN TRIBE who is the
most likely descendent. The descendent shall inspect the
site of the discovery and make a recommendation as to the
appropriate mitigation. After the recommendations have
been made, the land divider, a Native American Tribe
representative, and a County representative shall meet to
determine the appropriate mitigation measures and
corrective actions to be implemented.

30.PLANNING. 35 SP - AVIGATION EASEMENTS 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:

"Areas within the March Air Reserve Base Influence Area
shall provide Avigation Easements to March Air Reserve
Base."

This condition shall be considered not applicable if the
project does not fall within the boundaries of the
influence area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - CFD FORMATION

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 be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37

SP - SCENIC CORRIDOR STBK

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:

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

30.PLANNING. 38

SP - COMM/IND LIGHTING

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:

"Commercial and industrial projects within Planning Areas

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - COMM/IND LIGHTING (cont.) NOTAPPLY

8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create an additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39 SP - SCHOOL MITIGATION PUHSD 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 Perris Union High School District (PUHSD) shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - PA 33A PLANS 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 map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or the project is not required to construct the Briggs Road detention basin.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - PA 33A CONSTRUCTION

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 any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

EA PHASE 1 STUDY

RECOMMND

*** No Text Exists For This Condition ***

50.E HEALTH. 4

IND HYGIENE-NOISE REPORT REQ'D

RECOMMND

Prior to Map Recordation, a noise study shall be required. For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

FIRE DEPARTMENT

50.FIRE. 1

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND
CONSERVATION AGENCY.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

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

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 4 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

50.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 6 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 7 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 9

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 10

MAP SUBMIT FINAL WQMP

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

50.FLOOD RI. 12 MAP SUBMIT CLOMR

RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The dedicated easement shall be shown as identified on the Amended No. 2 exhibit which reflects a multi-purpose trail. Said trail shall be either 15 or 18 foot total dedicated easements for trail purposes.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - SP PARK AGENCY REQD

RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - SP PARK AGNECY REQD (cont.)

RECOMMND

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question.

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

50.PLANNING. 4 MAP - SP COMMON AREA MAIN

RECOMMND

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.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 5 MAP - SP CC&R PUB COMN AREA

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 5

MAP - SP CC&R PUB COMN AREA (cont.)

RECOMMND

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:

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 the TENTATIVE TRACT MAP 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

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50.PLANNING. 5 MAP - SP CC&R PUB COMN AREA (cont.) (cont.) RECOMMND

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 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.

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

50.PLANNING. 6 MAP - SP CC&R PRI COMN AREA RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of

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50.PLANNING. 6

MAP - SP CC&R PRI COMN AREA (cont.)

RECOMMND

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 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 the TENTATIVE TRACT MAP, 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

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50.PLANNING. 6 MAP - SP CC&R PRI COMN AREA (cont.) (cont.) RECOMMND

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.

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

50.PLANNING. 7 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 8 MAP - FINAL MAP PREPARER RECOMMND

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

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50.PLANNING. 9

MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 10

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until, Specific Plan No. 260S1, have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the SP.

50.PLANNING. 12

MAP - ANNEX TO PARK DISTRICT

RECOMMND

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

50.PLANNING. 13

MAP - QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and recreation District which demonstrates to the satisfaction of the County that the land divider has

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50.PLANNING. 13 MAP - QUIMBY FEES (1) (cont.) RECOMMND

provided for the payment of parks and recreation fees
and/or dedication of land for the TENTATIVE MAP in
accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 17 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 25 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 32 MAP - COMPLY WITH ORD 457 RECOMMND

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

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 37 MAP - ECS LIQUEFACTION RECOMMND

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

"This site, as delineated on this ECS map and as indicated
in County Geologic Report (GEO) No. 1833, is subject to the
potential hazard of liquefaction. Therefore, mitigation of
this hazard, in the form of remedial grading and/or
structural design improvements, is required prior to
placement of settlement sensitive structures on this site."

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50.PLANNING. 38

MAP - ECS HYDORCOLLAPSE

RECOMMND

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of hydrocollapse. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 39

MAP - ECS ROCKFALL

RECOMMND

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

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

50.PLANNING. 40

MAP - ECS BLASTING

RECOMMND

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as

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50.PLANNING. 40 MAP - ECS BLASTING (cont.) RECOMMND

a matter of grading/construction on this site."

50.PLANNING. 41 MAP - ECS OVERSIZED ROCK RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the production fo oversized rock during grading operations. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the production of oversized rock. All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.)."

50.PLANNING. 44 MAP - PA 33A PLANS RECOMMND

Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin.

This Implements Condition of Approval 30.Planning.40.

50.PLANNING. 46 MAP - REGIONAL STUDY REQ. RECOMMND

Prior to Map recordation, the Applicant shall provide Planning with a fully executed Regional Study Agreement between the Applicant and a qualified ethnographic consultant, who shall be chosen by mutual agreement of the Applicant, the County and the Pechanga Tribe. The Agreement must be approved by the County and the Pechanga Tribe prior to submittal to Planning. The Agreement shall discuss the scope of work and contain an appropriate research design needed to develop a regional study of the cultural resources located within the Project boundaries and within a reasonable radius sufficient to document the Traditional Cultural Property (TCP) identified by the

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50.PLANNING. 46 MAP - REGIONAL STUDY REQ. (cont.) RECOMMND

Pechanga Tribe. The reasonable radius shall be determined in consultation with the Pechanga Tribe in order to include all attributes of the TCP as defined by the Tribe. The Regional Study shall be completed in consultation with the Pechanga Tribe, which shall be given at least 20 days to review the Study prior to finalization and submission to the County.

50.PLANNING. 47 MAP - ECS SHEET CULTURAL RECOMMND

An Environmental Constraints Sheet (ECS) shall be prepared for this project. The ECS sheet shall indicate the site contains sensitive cultural resources to be preserved in place and protected in perpetuity within dedicated open space including: CA-RIV-2607, CA-RIV-11897, CA-RIV-11920, CA-RIV-11921, and CA-RIV-7538. The ECS shall show these as "Sensitive Cultural Areas" and not label them individually.

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 2 MAP - OFF-SITE INFO RECOMMND

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

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in

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

addition to having the name of the easement holder, and
the nature of their interests, shown on the map.

50.TRANS. 4 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Norma Jean Road, and
Emperor Road and so noted on the final map.

50.TRANS. 5 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project.
The applicant shall be responsible for any additional
paving and/or striping removal caused by the striping plan.
Traffic signing and striping shall be performed by County
forces with all incurred costs borne by the applicant,
unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project
shall be coordinated with TR30972.

50.TRANS. 8 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with
landscaping requirements within public road rights-of-way,
in accordance with Ordinance 461. Landscaping shall be
improved within Norma Jean Road, Emperor Road, Sultanas
Road, and entry streets "A", "B", and "D". Landscaping
plans shall be submitted on standard County Plan sheet
format (24" X 36"). Landscaping plans shall be submitted
with the street improvement plans. If landscaping
maintenance to be annexed to County Service Area, or
Landscaping and Lighting Maintenance District, landscaping
plans shall depict ONLY such landscaping, irrigation and
related facilities as are to be placed within the public
road rights-of-way.

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50.TRANS. 9 MAP - SOILS 2 RECOMMND

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

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 11 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 12 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 13 MAP- UTILITY PLAN RECOMMND

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

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50.TRANS. 14

MAP - DEDICATION

RECOMMND

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

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

Entry streets "A", "B" and "D" are designated Local Entry and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased AC pavement improvements from 44' to 46' and increased right-of-way from 50' to 76'.)

NOTE: A 10' landscaped entry median shall be constructed at the centerline of the street.

Norma Jean Road along project boundary from Emperor Road to Paradise Palm Avenue is designated Collector and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway (on the west side) and a 10' multi-purpose trail shall be constructed adjacent to the southerly/easterly right-of-way line within the 15' parkway.

Norma Jean Road along project boundary from Paradise Palm Avenue to northerly tract boundary is a paved County maintained road designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the westerly right-of-way line) within a 59' full-width dedicated right-of-way (between the westerly existing Sultana right-of-way and proposed Norma Jean Road right-of-way) in accordance with County Standard No. 103, Section "A". (44'/59') (Modified for reduced right-of-way from 74' to 59'.)

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50.TRANS. 14

MAP - DEDICATION (cont.)

RECOMMND

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

2. A 10' multi-purpose trail and rail fence, 5' from the curb line shall be constructed as directed by the Director of Transportation.

Allen Avenue from Norma Jean Road to easterly tract boundary is designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74')

Sultanas Road from Caltrans maintained SH-74 to 450' northerly is designated Local and shall be improved with 32' full-width AC pavement, (16' east of centerline and 16' west of centerline) with approved centerline alignment to join the existing pavement within the 60' dedicated right-of-way as shown on Amended Exhibit No. 3, page 1A of 1A.

NOTE: Construct transition tapering for acceleration and deceleration lane and join existing AC pavement as approved by the Transportation Department.

50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Sultana Road from lot 16 northerly to SH-74 is a paved County maintained road and designated Local Frontage. It shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 10' multi-purpose trail, and 6' high concrete block wall within a 63' full-width dedicated right-of-way (as shown on Amended Exhibit No. 7) in accordance with County Standard No. 107, Section "A". (32'/63') (Modified for reduced AC pavement from 34' to 32' and increased right-of-way from 52' to 63'.)

NOTE: 1. A 6' concrete block wall, 3' from the curb line, and a 10' multi-purpose trail 6' from the curb line, shall be constructed within the westerly 21' parkway.

2. A fire truck turnaround shall be constructed 150' north of Areca Palm Drive per Fire Department requirements.

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50.TRANS. 15 MAP - EXISTING MAINTAINED (cont.) RECOMMND

3. No access shall be permitted from Sultanas Road to SH-74 and a barricade shall be constructed.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Emperor Road along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk, within a 52' part-width dedicated right-of-way (37' on project side and 15' minimum on opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

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

Norma Jean Road from the northern tract boundary to SH-74 is a paved County maintained road designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the east side of the centerline and 12' on the west side of the centerline), 6" concrete curb and gutter on east side of the centerline, within a 52' part-width dedicated right-of-way (22' east of the centerline and 30' west of the centerline), in accordance with County Standard No. 103, Section "A" and as determined by the Transportation Department. (Modified for reduced right-of-way from 74' to 52'.)

50.TRANS. 17 MAP - OFF-SITE ACCESS 2 RECOMMND

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

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50.TRANS. 17 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

Said off-site access road shall be the northerly extension of Emperor Road to a paved "Caltrans" maintained SH-74.

50.TRANS. 18 MAP - TS/DESIGN RECOMMND

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

Signals not eligible for fee credit:

Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

50.TRANS. 19 MAP - TS/GEOMETRICS RECOMMND

The intersection of Sultanas Road/Norma Jean Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one left turn lane, one through lane
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes, one right turn lane

The intersection of Emperor Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

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

NOTE: At this intersection, Emperor Road will be restricted to right-in/right-out access.
Appropriate channelization shall be provided by the project proponent.

The intersection of Emperor Road (NS) at Project Access

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50.TRANS. 19

MAP - TS/GEOMETRICS (cont.)

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(EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right turn lane
Southbound: one shared left turn/through lane lane
Eastbound: N/A
Westbound: one shared left/right turn lane

The intersection of Project Access (NS) at Norma Jean Road
(EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left/right turn lane
Eastbound: one left turn lane, one through lane
Westbound: one through lane, one shared through/right
turn lane

The intersection of Norma Jean Road (NS) at Areca Palm
Drive (EW) shall be improved to provide the following
geometrics:

Northbound: one shared through/right lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

The intersection of Norma Jean Road (NS) at Paradise Palm
Avenue (EW) shall be improved to provide the following
geometrics:

Northbound: one shared through/right lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

The intersection of Norma Jean Road (NS) at Project Access
(EW) shall be improved to provide the following geometrics:

Northbound: one shared left turn/through lane
Southbound: one shared through/right turn lane
Eastbound: one shared left/right turn lane
Westbound: N/A

The intersection of Norma Jean Road (NS) at Allen Avenue
(EW) shall be improved to provide the following geometrics:

Northbound: one through lane

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50.TRANS. 19 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

Southbound: one through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

or as approved by the Transportation Department.

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

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

50.TRANS. 20 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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

If the project is outside boundaries of a CSA, the project

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

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

50.TRANS. 21 MAP - CONSTRUCT RAMP RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

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

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

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

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

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

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