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10. GENERAL CONDITIONS

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

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

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.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS 2 INEFFECT

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

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

Gavilan Road (NS) at:
Cajalco Road (EW)

Harley John Road/Smith Road (NS) at:
Cajalco Road (EW)

Wood Road (NS) at:
Van Buren Boulevard (EW)
Markham Street (EW)
Cajalco Road (EW)

Carpinus Drive (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS 2 (cont.)

INEFFECT

Cajalco Road (EW)

Alexander Street (NS) at:
Markham Street (EW)
Martin Street (EW)
Cajalco Road (EW)

Brown Street (NS) at:
Cajalco Road (EW)

Clark Street (NS) at:
Cajalco Road (EW)

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

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

10.TRANS. 1 SP - SP229A1/TS/CONDITIONS 1

INEFFECT

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 traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Gavilan Road (NS) at:
Cajalco Road (EW)

Harley John Road (NS) at:
Cajalco Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP229A1/TS/CONDITIONS 1 (cont.)

INEFFECT

Wood Road (NS) at:

Van Buren Boulevard (EW)
Markham Street (EW)
Carpinus Drive (EW)
Cajalco Road (EW)

Carpinus Drive (NS) at:

Cajalco Road (EW)

Alexander Street (NS) at:

Martin Street (EW)
Cajalco Road (EW)

Brown Street (NS) at:

Cajalco Road (EW)

Clark Street (NS) at:

Cajalco Road (EW)

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

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

10.TRANS. 2 MAP - DRAINAGE 1

INEFFECT

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

10.TRANS. 2 SP - SP229A1/IMPROVEMENTS

INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP229A1/IMPROVEMENTS (cont.) INEFFECT

Department.

10.TRANS. 3 MAP - DRAINAGE 2 INEFFECT

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. 3 SP - SP229A1/WRCOG TUMF INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) INEFFECT

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. 9 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP - UTILITY INSTALL. 1 (cont.) INEFFECT

kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - OFF-SITE PHASE INEFFECT

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

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

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

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 first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

MAP- AMD per FINAL

INEFFECT

Within 30 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 30 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall incorporate the following changes: the lots along the northern boundry of the tract shall be 20,000 square feet net, and the trail along the northern boundary shall be designated as a lot.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

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. 2

SP - NON-IMPLEMENTING MAPS

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:

"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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) NOTAPPLY

Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

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

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

"The SPECIFIC PLAN 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 the issuance of the 1,138 building permit). 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. 4 SP - SUBMIT FINAL DOCUMENTS MET

Prior to the approval of ny 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:

"Fifteen (15) 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. 4 SP - SUBMIT FINAL DOCUMENTS (cont.) MET

Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Riverside	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	2 copies
Executive Office	2 copies
Economic Development	2 copies

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. 5 SP - PROJECT LOCATION EXHIBIT MET

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

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

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

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD NOTAPPLY

Prior to the approval of any implementing project within planning areas 2, 3, 7 and 9 of 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.) NOTAPPLY

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. 7 SP - AIR QUALITY STUDY REQD NOTAPPLY

Prior to the approval of any implementing project within planning areas 1 and 5 of 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 air quality 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. 8 SP - ARCHAEO STUDY REQD MET

Prior to the approval of any implementing project within planning areas 3, 4, 7, 8, 9 of 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - ARCHAEO STUDY REQD (cont.) MET

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. 9 SP - BIOLOGICAL 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 biological 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. 10 SP - ADDENDUM EIR NOTAPPLY

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - ADDENDUM EIR (cont.)

NOTAPPLY

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. 11 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. 12 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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12

SP - SUPPLEMENT TO EIR (cont.)

NOTAPPLY

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. 13

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. 14

SP - COMPLETE CASE APPROVALS

MET

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS (cont.) MET

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. 15 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."

30.PLANNING. 16 SP - PARK AGENCY REQUIRED DEFERRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - PARK AGENCY REQUIRED (cont.)

DEFERRED

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 shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association 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 Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question."

30.PLANNING. 17

SP - AG/DAIRY NOTIFICATION

DEFERRED

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18

SP - PA PROCEDURES

DEFERRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP - PA PROCEDURES (cont.)

DEFERRED

permit applications (plot plans, conditional use permits, or public use permits):

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

30.PLANNING. 19

SP - COMMON AREA MAINTENANCE

DEFERRED

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

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30.PLANNING. 19 SP - COMMON AREA MAINTENANCE (cont.) DEFERRED

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 OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA DEFERRED

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 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,

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30.PLANNING. 20

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

DEFERRED

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 Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)DEFERRED

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."

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

NOTAPPLY

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 Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)NOTAPPLY

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. 22 SP - ARCHAEO M/M PROGRAM

DEFERRED

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

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

30.PLANNING. 23 SP - PALEO M/M PROGRAM

DEFERRED

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. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - PALEO M/M PROGRAM (cont.) DEFERRED

unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 24 SP - GENERIC M/M PROGRAM 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 GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ____ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - USFWS CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which will disturb habitat occupied by any species determined to be endangered, threatened, or a species of concern by the United States Fish and Wildlife Service (USFWS), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by any species determined to be endangered, threatened, or a species of concern as determined by the USFWS. This implementing project may require "take" for species including, but not limited to, the [California Gnatcatcher, Quino Checkerspot Butterfly, elhi Sands Flower Loving Fly, etc.]. Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or a finding or "No Jeopardy" by the USFWS. A copy of said approval shall be submitted to the Planning Department."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - F&G CLEARANCE

DEFERRED

Prior to the approval of any implementing project within planning area 3, 5, 6, 7, 8, 9 and 12 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 27 SP - ACOE CLEARANCE

DEFERRED

Prior to the approval of any implementing project within planning areas 3, 5, 6, 7, 8, 9 and 12 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

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

30.PLANNING. 28 SP - SKR FEE CONDITION

DEFERRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.)

DEFERRED

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 938 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

DEFERRED

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 to the design guidelines of Planning Area 2,3,7,8 and 9 of the SPECIFIC PLAN, as shown on page 45.

30.PLANNING. 30 SP - POST GRADING REPORT

DEFERRED

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. 30 SP - POST GRADING REPORT (cont.) DEFERRED

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 31 SP - SCHOOL MITIGATION DEFERRED

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 Val Verde School District shall be mitigated in accordance with state law."

30.PLANNING. 32 SP - GEO STUDY REQUIRED MET

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

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist 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. 33 SP - CILS DEFERRED

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. 33 SP - CILS (cont.)

DEFERRED

" PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL ENTER INTO A MONITORING AND TREATMENT AGREEMENT WITH THE PECHANGA BAND OF LUISENO INDIANS. THE AGREEMENT SHALL CONTAIN PROVISIONS FOR TREATMENT OF CULTURAL RESOURCES AND NATIVE AMERICAN HUMAN REMAINS. IT SHALL ALSO CONTAIN PROVISIONS FOR TRIBAL MONITORING OF ALL GRADING AND GROUND -DISTURBING WORK, TO BE COMPENSATED BY THE DEVELOPER."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP229A1/TS/INSTALLATION

DEFERRED

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:

- Wood Road/Carpinus Drive
- Carpinus Drive/Cajalco Road
- Alexander Street/Cajalco Road
- Commercial access driveways as approved by Transportation Department

with no credit given for Traffic Signal Mitigation Fees.

30.TRANS. 2 SP - SP229A1/TRAFFIC STUDY REQ

DEFERRED

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 229 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. 3 SP - SP229A1/CETAP CORRIDOR

DEFERRED

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP229A1/CETAP CORRIDOR (cont.) DEFERRED

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

30.TRANS. 4 SP - SP229A1/PERMITS DEFERRED

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

30.TRANS. 5 SP- SP229A1/ACCESS RESTRICTION DEFERRED

Access shall be restricted on Cajalco Road in accordance with Riverside County Transportation Standards.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING INEFFECT

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) INEFFECT

than the one being graded for development at a particular time shall be identified.

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

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

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

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

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY INEFFECT

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

50.FIRE. 2 MAP-#004-ECS-FUEL MODIFICATION MET

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 CONSERVATION AGENCY.

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

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

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

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 combustibile

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) INEFFECT

building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

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

50.FLOOD RI. 2 MAP ONSITE EASE ON FINAL MAP INEFFECT

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. 3 MAP OFFSITE EASE OR REDESIGN INEFFECT

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

50.FLOOD RI. 5 MAP PART OF LARGER PROJECT INEFFECT

This project is a part of Boulder Springs Specific Plan. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plans. 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.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6

MAP BMP - MAINT & INSPECT

INEFFECT

Unless an alternate viable maintenance entity is identified, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all privately owned catch basin 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 BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 7

MAP ADP FEES

INEFFECT

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 Lake Mathews 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. 8

XXM-WATERS OF U.S.-HEC, PERM

INEFFECT

portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

XXM-WATERS OF U.S.-HEC, PERM (cont.)

INEFFECT

the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits 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) should be provided to the District prior to the final District approval of the project.

50.FLOOD RI. 9

XXM-3 ITEMS TO ACCEPT SD

INEFFECT

Inspection and maintenance of the storm drain system 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 storm drain 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 Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system items must be accomplished prior to

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9

XXM-3 ITEMS TO ACCEPT SD (cont.)

INEFFECT

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 must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of 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.

PARKS DEPARTMENT

50.PARKS. 1

MAP - TRAIL EASEMENT

INEFFECT

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

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - ECS LIQUEFACTION

INEFFECT

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. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the geologic/geotechnical report prepared by Neblett & Associates, Inc, September 30, 2004, ("Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative, Tract No. 31245, Mead Valley Area, Riverside County, California"), is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the

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50.PLANNING. 1 MAP - ECS LIQUEFACTION (cont.) INEFFECT

form of remedial grading (complete removal and recompaction of liquefaction susceptible materials), is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 2 MAP - ECS BLASTING INEFFECT

A note shall be placed on the ECS sheet relative to the potential for blasting at this site, as follows:

"This site is underlain by quartz diorite bedrock material that will require heavy ripping and blasting in deeper cut areas as indicated in teh following reports prepared for this site:

1.Neblett & Associates, Inc., September 30, 2004,
"Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative, Tract No. 31245, Mead Valley Area, Riverside County, California".

2.Neblett & Associates, Inc., December 17, 2004,
"Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California".

The grading, blasting and rock crushing operations should be coordinated by the contractors to minimize the impact of the grading operation (i.e. noise, dust, etc.) on the surrounding community, environment, and improvements."

50.PLANNING. 3 MAP - ECS OVERSIZED MATERIAL INEFFECT

A note shall be placed on the ECS sheet as follows:

"This site is underlain by quartz diorite bedrock and there are numerous large boulders that generally range from a few feet to a few tens of feet in dimension. Oversized rock material will also likely be generated during grading of the site and during bedrock ripping and blasting as indicated in the following reports prepared for this site:

1.Neblett & Associates, Inc., September 30, 2004,
"Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative, Tract No. 31245, Mead Valley Area, Riverside County, California".

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50.PLANNING. 3 MAP - ECS OVERSIZED MATERIAL (cont.) INEFFECT

2.Neblett & Associates, Inc., December 17, 2004,
"Preliminary Report on Hard Rock Mitigation, Handling and
Grading Impacts, Boulder Springs North, Tentative Tract No.
31243, 31244, 31245, Mead Valley Area, Riverside County,
California".

50.PLANNING. 4 MAP - PREPARE A FINAL MAP INEFFECT

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. 5 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 6 MAP - SURVEYOR CHECK LIST INEFFECT

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 20,000 square feet gross.

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 Integrated Project
(RCIP).

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

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50.PLANNING. 6 MAP - SURVEYOR CHECK LIST (cont.) INEFFECT

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. 11 MAP - QUIMBY FEES (1) INEFFECT

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

50.PLANNING. 13 MAP - TRAIL MAINTENANCE INEFFECT

The land divider shall form or annex to a trails maintenance district or other maintenance district or body approved by the County Planning Department, for the maintenance of a ten foot (10') wide trail (bike path) located along the easterly property line; a twenty foot (20') wide trail along lots no. 83 and 84, identified as open space lots; a twenty foot (20') wide trail along "F" street to connect to an eight foot (8') minimum wide trail along Martin Street; and a sixteen foot (16') wide equestrian trail along the northerly and westerly property lines as identified on EXHIBIT A.

The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 15 MAP - ECS SHALL BE PREPARED INEFFECT

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.

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50.PLANNING. 16 MAP*- ECS AFFECTED LOTS INEFFECT

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___.

50.PLANNING. 18 MAP - ECS NOTE ARCHAEOLOGICAL INEFFECT

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

"County Archaeological Report no. PD-A-03445 was prepared for this property on Dec. 01, 2004 by L&L Environmental Inc. and is on file at the County of Riverside Planning Department. The property is [not] subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 21 MAP - ECS NOTE MAP CONSTRAINT INEFFECT

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

The following Environmental Constraints 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 - FEE BALANCE INEFFECT

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

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50.PLANNING. 32 MAP - FEE BALANCE (cont.)

INEFFECT

successor-in-interest.

50.PLANNING. 36 MAP - ECS - SITE PRESERVATION

INEFFECT

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

"Site 816 shall be avoided and preserved in Open Space, so that it will not be subject to disturbance or destruct by the project development. The County agrees to preserve the sites in perpetuity in Open Space with an option for the Pechanga Band of Luiseno Inidians to co-manage the property and/or hold an Open Space Easement for purposes of cultural resources preservation on the property."

"Portions of Site 2422 shall be avoided and preserved in Open Space so that those portions will not be subject to disturbance or destruction by the project development. The County agrees to preserve the sites in perpetuity in Open Space with an option for the Pechanga Band of Luiseno Indians to co-manage the property and/or hold an Open Space Easement for purposes of cultural resources preservation on the property."

"The Open Space area will be designed as Open Space for the purpose of cultural resources preservation by the County and will include fencing and/or landscaping with deterrent native vegetation to assist in the protection of the sites."

50.PLANNING. 37 MAP - PARK AGENCY REQUIRED

INEFFECT

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association 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 Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is

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50.PLANNING. 37 MAP - PARK AGENCY REQUIRED (cont.) INEFFECT

unwilling or unable to annex the property in question."

THIS CONDITION IS TO IMPLEMENT COA.30.PLANNING.16 OF THE
SPECIFIC PLAN.

50.PLANNING. 39 MAP - PA PROCEDURES INEFFECT

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 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 this planning area.

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 CONDITION IS TO IMPLEMENT COA.30.PLANNING.18 OF THE
SPECIFIC PLAN.

50.PLANNING. 40 MAP - COMMON AREA MAINTENANCE INEFFECT

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

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50.PLANNING. 40

MAP - COMMON AREA MAINTENANCE (cont.)

INEFFECT

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 OPEN SPACE, TRAILS, PARKS, GREENBELTS, AND DETENTION BASINS.

THIS CONDITION IS TO IMPLEMENT COA.30.PLANNING.19 OF THE SPECIFIC PLAN.

50.PLANNING. 41

MAP - CC&R RES PUB COMMON AREA

INEFFECT

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas (including all equestrian and community trails and pathways) 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

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50.PLANNING. 41

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

INEFFECT

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 Exhibit 'A' attached hereto. Such acceptance shall be through the president 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.

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50.PLANNING. 41 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.INEFFECT

(Note: The following language shall be added to the list of covenant, conditions and restrictions for this POA, pursuant to the decision of the Riverside County Planning Commission on May 11, 2005: In no circumstance, should any homeowner be allowed to obstruct any trails approved as easements or otherwise, under this tract map.)

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 maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration 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 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 IS TO IMPLEMENT COA.30.PLANNING.20 OF THE SPECIFIC PLAN.

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50.PLANNING. 42

MAP - LC LNDSCP COMMN AREA MNT

RECOMMND

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

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

EOT1

TRANS DEPARTMENT

50.TRANS. 1

MAP - TS/DESIGN

INEFFECT

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

- Carpinus Drive/Cajalco Road
- Alexander Street/Cajalco Road

with no fee credit given for Traffic Signal Mitigation Fees.

- Gavilan Road/Cajalco Road

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50. PRIOR TO MAP RECORDATION

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

INEFFECT

- Harley John Road/Smith Road/Cajalco Road

through the payment of Traffic Signal Mitigation Fees.

Installation of the signal (s) shall be per 90.TRANS.1.

50.TRANS. 4 MAP - TS/GEOMETRICS

INEFFECT

The intersection of Carpinus Drive/Cajalco Road shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One shared left turn/through/right turn lane.

Eastbound: One left turn lane, two through lanes.

Westbound: Two through lanes.

The intersection of Alexander Street/Cajalco Road shall be improved to provide the following geometrics:

Northbound: One shared left turn/through/right turn lane.

Southbound: One shared left turn/through/right turn lane.

Eastbound: One left turn lane, two shared through/right turn lane.

Westbound: One left turn lane, two shared through/right turn lane.

The intersection of Wood Road/Cajalco Road shall be improved to provide the following geometrics:

Northbound: N/A

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

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

Westbound: Two through lanes, or right turn lane.

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50.TRANS. 4 MAP - TS/GEOMETRICS (cont.)

INEFFECT

The intersection of Alexander Street/Martin Street shall be improved to provide the following geometrics:

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

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

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

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

or as approved by the Transportation Department.

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

50.TRANS. 6 MAP - DEDICATIONS

INEFFECT

Martin Street (between lots 14 through 19 and lots 25 & 26) shall be improved within the dedicated right-of-way in accordance with Countywide Design Guideline, Exhibit 'G'. (44'/74')

All interior streets shall be improved within the dedicated right-of-way in accordance with Countywide Design Guidelines, Exhibit 'F' (36'/56')

NOTE Provide a temporary turn around at the end of 'A' and 'D' Streets as per the Fire Department requirements.

50.TRANS. 7 MAP - EXISTING MAINTAINED

INEFFECT

Alexander Street is a paved County maintained road and shall be improved with concrete curb-and-gutter located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with Countywide Design Guidelines, Exhibit 'H'. (32'/50')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - IMP PLANS INEFFECT

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

50.TRANS. 9 MAP - PART-WIDTH INEFFECT

Martin Street (between lots 1 through 14) shall be improved with 34 feet of asphalt concrete pavement within a 52' part-width dedicated right-of-way in accordance with Countywide Design Guidelines, Exhibit 'G' (22'/37')

50.TRANS. 10 MAP - OFF-SITE INFO INEFFECT

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. 13 MAP - EASEMENT INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 14 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Martin Street and so noted on the final map.

50.TRANS. 15 MAP - STRIPING PLAN INEFFECT

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. 16 MAP - STREET NAME SIGN INEFFECT

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

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50.TRANS. 16 MAP - STREET NAME SIGN (cont.) INEFFECT

Transportation Department.

50.TRANS. 18 MAP - ST DESIGN/IMPRV CONCEPT INEFFECT

The street design and improvement concept of this project shall be coordinated with Tract 31243 and Tract 31244.

50.TRANS. 19 MAP - LANDSCAPING INEFFECT

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

50.TRANS. 22 MAP - SOILS 2 INEFFECT

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

50.TRANS. 23 MAP - INTERSECTION/50' TANGENT INEFFECT

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

50.TRANS. 24 MAP - OFF-SITE ACCESS 1 INEFFECT

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 in accordance with County Standard No. 106, Section B (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

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50.TRANS. 24 MAP - OFF-SITE ACCESS 1 (cont.) INEFFECT

clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southwesterly extension of Martin Street to Carpinus Drive and the southerly extension of Carpinus Drive to Cajalco Road.

50.TRANS. 25 MAP - MAP.CORNER CUT-BACK INEFFECT

The project proponent shall apply corner cut-backs per the Countywide Design Guidelines.

50.TRANS. 27 MAP - STREET SWEEPING INEFFECT

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

50.TRANS. 28 MAP - STREETLIGHT PLAN INEFFECT

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.

*Added by Planning Commission April 5, 2005, street lighting shall be installed at intersections and at cul-de-sac ends only.

50.TRANS. 29 MAP - STREET LIGHTS-CSA/L&LMD INEFFECT

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

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

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50.TRANS. 29 MAP - STREET LIGHTS-CSA/L&LMD (cont.) INEFFECT

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

50.TRANS. 31 MAP - LANDSCAPING APP. ANNEX INEFFECT

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

50.TRANS. 32 MAP - UTILITY PLAN (EOT1) RECOMMND

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

50.TRANS. 33 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

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50.TRANS. 34

MAP-TRAFFIC SIGNALS 2 (EOT1)

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.1 GRADING BONDS

INEFFECT

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

60.BS GRADE. 2

MAP-G2.3SLOPE EROS CL PLAN

INEFFECT

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

60.BS GRADE. 3

MAP-G2.4GEOTECH/SOILS RPTS

INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100

INEFFECT

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

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

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS

INEFFECT

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. 12 MAP-G1.4 NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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. 13

MAP IMPORT/EXPORT

INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

NOTAPPLY

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL MET

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

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

60.FLOOD RI. 2 MAP PHASING INEFFECT

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

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

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

60.FLOOD RI. 4 MAP PART OF LARGER PROJECT INEFFECT

This project is a part of the Boulder Springs Specific Plan. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plans. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP BMP - FILTRATION

INEFFECT

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

60.FLOOD RI. 6 MAP ADP FEES

INEFFECT

Tract 31245 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN

INEFFECT

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail(s) as follows: 10'ft multi-purpose trail outside any road right-of-way. The trail alignment follows the open space lot northerly until Alexander St, where it extends north and south to the property boundary.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- SKR FEE CONDITION

INEFFECT

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP*- SKR FEE CONDITION (cont.)

INEFFECT

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

60.PLANNING. 2 MAP*- BUR OWL RELOCATION

INEFFECT

Pursuant to Objective 6 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 County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.PLANNING. 10 MAP - GRADING & BRUSHING AREA

INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

MAP - SECTION 1601/1603 PERMIT

INEFFECT

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

THIS CONDITION IMPLEMENTS 30.PLANNING.26 OF THE SPECIFIC PLAN.

60.PLANNING. 15

MAP - SECTION 404 PERMIT

INEFFECT

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

THIS CONDITION IMPLEMENTS COA.30.PLANNING.27 OF THE SPECIFIC PLAN.

60.PLANNING. 17

MAP - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 49.8 acres (gross) in accordance with the TENTATIVE MAP. If the development is

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60. PRIOR TO GRADING PRMT ISSUANCE

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

INEFFECT

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

THIS CONDITION IMPLEMENTS COA.30.PLANNING.28 OF THE SPECIFIC PLAN.

60.PLANNING. 18 MAP - FEE BALANCE

INEFFECT

Prior to issuance of grading permits, the Planning

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

60.PLANNING. 22 MAP - NPDES COMPLIANCE (2)

INEFFECT

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 25 MAP - TRIBE CLEARANCE

INEFFECT

A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 9, 2004, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - TRIBE CLEARANCE (cont.)

INEFFECT

2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.

3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.

4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods around sites 816 and around and within portions of 2422, as well as at other locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological investigations in and immediately around the new significant finds or cultural resources.

THIS CONDITION IMPLEMENTS CONDITIONS OF APPROVAL
COA.30.PLANNING.22 AND 30.PLANNING.33 OF THE SPECIFIC PLAN.

60.PLANNING. 26

MAP - TRAIL PLAN

INEFFECT

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Planning Department for review and approval. This trails plan shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - TRAIL PLAN (cont.)

INEFFECT

be in conformance with approved Exhibit "T". Trails shall be shown as follows:

- a) a 10' wide trail shall be located along the easterly property line, which will also be used as a bike path;
- b) a 20' wide multipurpose trail shall run through lots no. 83 and 84 identified as Open Space lots;
- c) a 20' wide multipurpose trail shall run along the easterly portion of Street "F" and connect to trail from lot no. 84;
- d) a minimum 8' wide equestrian trail will run along Martin Street and will connect to the
- e) 16' wide multipurpose trail northerly of the property line; and
- f) a 10' wide trail (also to be used as a bike trail) along the Alexander Street.

60.PLANNING. 27

MAP - WALL PLAN

INEFFECT

Prior to the issuance of any grading permits, the applicant shall submit a wall plan to the Riverside County Planning Department for review and approval. This wall plan shall show walls proposed for the tract map, including those walls along proposed trails. No block walls shall be located adjacent to horse trails along Martin Street, or bike trails easterly of the site along the easterly property line or Alexander Street. Theme view walls will abut all bike trails. Those trails running through open spaces and "F" Street abut theme view walls.

60.PLANNING. 28

MAP - PALEO M/M PROGRAM

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - PALEO M/M PROGRAM (cont.)

INEFFECT

THIS CONDITION IS TO IMPLEMENT COA.30.PLANNING.23 OF THE
SPECIFIC PLAN.

60.PLANNING. 29 MAP - IF HUMAN REMAINS ARE FOU

INEFFECT

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.

60.PLANNING. 30 MAP - ARCHAEOLOGIST RETAINED

INEFFECT

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 archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, 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

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60.PLANNING. 30

MAP - ARCHAEOLOGIST RETAINED (cont.)

INEFFECT

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.

60.PLANNING. 31

MAP - OPEN SPACE CONSTRAINTS

INEFFECT

No grading activities will be permitted within the limits of any designated Open Space, as shown on the final map for TR31244.

Site 816 will be avoided and preserved in Open Space, so that it will not be subject to disturbance or destruction by the Project Development. The County agrees to preserve the sites in perpetuity in Open Space with an option for the Pechanga Band of Luiseno Indians to co-manage the property and/or hold an Open Space Easement for purposes of cultural resources preservation on the property.

Portions of Site 2422 will be avoided and preserved in Open Space so that those portions will not be subject to disturbance or destruction by the Project Development. The County agrees to preserve the sites in perpetuity in Open Space with an option for the Pechanga Band of Luiseno Indians to co-manage the property and/or hold an Open Space Easement for purposes of cultural resources preservation on the property.

The Open Space area will be designed as Open Space for the purpose of cultural resources preservation by the County and will include fencing and/or landscaping with deterrent native vegetation to assist in the protection of the sites.

60.PLANNING. 32

GEN*- CULTL RESOUR PROF EOT1

RECOMMND

As a result of ARCHAEOLOGICAL INVESTIGATION PD-A-3445 ARCHAEOLOGICAL MONITORING SHALL BE REQUIRED FOR THIS PROJECT.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32

GEN*- CULTL RESOUR PROF EOT1 (cont.)

RECOMMND

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

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

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 33

GEN- SPEC INTRST MONIT EOT1

RECOMMND

As a result of ARCHAEOLOGICAL INVESTIGATION PD-A-3445 AND INFORMATION SUBMITTED BY THE PECHANGA BAND OF LUISENO INDIANS, TRIBAL MONITORING FOR AREAS PERMITTED TO BE GRADED SHALL BE REQUIRED.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the PECHANGA BAND OF LUISENO INDIANS. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include

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60.PLANNING. 33

GEN- SPEC INTRST MONIT EOT1 (cont.)

RECOMMND

repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33 GEN- SPEC INTRST MONIT EOT1 (cont.) (cont.) RECOMMND

is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

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

80.FLOOD RI. 2 MAP ADP FEES INEFFECT

Tract 31245 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP ADP FEES (cont.)

INEFFECT

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

INEFFECT

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

80.PLANNING. 2 MAP - FRONT YARD LANDSCAPING

INEFFECT

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

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES

INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - PARKING SPACES

INEFFECT

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

80.PLANNING. 12 MAP - SCHOOL MITIGATION

INEFFECT

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

THIS CONDITION IMPLEMENTS COA.30.PLANNING.31 OF THE SPECIFIC PLAN.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - SUBMIT BUILDING PLANS

INEFFECT

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 14 MAP - FEE BALANCE

INEFFECT

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

80.PLANNING. 16 MAP - LANDSCAPE PLOT PLAN

INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

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

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80.PLANNING. 16

MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

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

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

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

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

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

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

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

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

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80.PLANNING. 16 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) INEFFECT

NOTES:

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

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

80.PLANNING. 17 MAP - ENTRY MONUMENT PLOT PLAN INEFFECT

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

The plot plan shall contain the following elements:

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

THIS CONDITION IMPLEMENTS COA.30.PLANNING.29 OF THE SPECIFIC PLAN.

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

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80.PLANNING. 18

MAP - MODEL HOME COMPLEX

INEFFECT

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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80.PLANNING. 20

MAP - FINAL SITE PLAN

INEFFECT

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the County of Riverside.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front

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80.PLANNING. 20

MAP - FINAL SITE PLAN (cont.)

INEFFECT

yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

80.PLANNING. 21

MAP*- Walls/Fencing Plans

INEFFECT

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

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

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

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80.PLANNING. 21 MAP*- Walls/Fencing Plans (cont.)

INEFFECT

Department.

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

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

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

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

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or

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80.PLANNING. 21 MAP*- Walls/Fencing Plans (cont.) (cont.) INEFFECT

terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 22 MAP - POST GRADING REPORT INEFFECT

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

THIS CONDITION WILL IMPLEMENT COA.30.PLANNING.30 OF THE SPECIFIC PLAN.

80.PLANNING. 23 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

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80.PLANNING. 23

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

EOT1

80.PLANNING. 24

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace

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80.PLANNING. 24

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

EOT1

TRANS DEPARTMENT

80.TRANS. 1

MAP - GARAGE DOORS

INEFFECT

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP-G4.1E-CL 4:1 OR STEEPER

INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER (cont.) INEFFECT

additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION INEFFECT

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI INEFFECT

An anti-graffiti coating shall be provided on all walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - QUIMBY FEES (2) INEFFECT

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

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS INEFFECT

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE INEFFECT

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

90.PLANNING. 11 MAP - SKR FEE CONDITION INEFFECT

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 49.8 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12

MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

90.PLANNING. 13

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

EOT1

90.PLANNING. 14

GEN - CULT RESOURCES RPT EOT1

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

INEFFECT

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

- Carpinus Drive/Cajalco Road
- Alexander Street/Cajalco Road

with no fee credit given for traffic signal mitigation fees.

- Gavilan Road/Cajalco Road
- Harley John Road/Smith Road/Cajalco Road

though the payment of Traffic Signal Mitigation Fees.

90.TRANS. 2

MAP - 80% COMPLETION

INEFFECT

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - 80% COMPLETION (cont.)

INEFFECT

improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

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

90.TRANS. 3

MAP - STREET LIGHTS INSTALL

INEFFECT

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

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 4

MAP - WRCOG TUMF

INEFFECT

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

90.TRANS. 5

MAP - STREET SWEEPING

INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP-UTILITY INSTALL(EOT1)

RECOMMND

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

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

90.TRANS. 7 MAP-TRAFFIC SIGNAL 2 (EOT1)

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8 MAP - LANDSCAPING (EOT1)

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP-GRAFFITI ABATEMENT (EOT1)

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

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PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION

INEFFECT

Prior to the issuance of the 50th building permit, the applicant shall build the trail as shown on the approved trails plan.

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans required

DEFERRED

PRIOR TO THE ISSUANCE OF THE 284th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 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. 2 SP - Park Construction

DEFERRED

PRIOR TO THE ISSUANCE OF THE 568th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

100.PLANNING. 3 SP - Park Plans required

DEFERRED

PRIOR TO THE ISSUANCE OF THE 852th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No. 117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - Park Plans required (cont.) DEFERRED

12 and with the requirements of the Riverside Recreation and Parks District County Service Area 117 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 - Park Construction DEFERRED

PRIOR TO THE ISSUANCE OF THE 1136th building permit within the SPECIFIC PLAN, the park designated as Planning Area 12 shall be constructed and fully operable.

100.PLANNING. 5 SP - Count Res Build Permits DEFERRED

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1,421 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 6 MAP - COUNT RES BUILD PERMITS INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1,421 residential building permits to be issued within the SPECIFIC PLAN.

THIS CONDITION WILL IMPLEMENT COA.100.PLANNING.5 OF THE SPECIFIC PLAN.

100.PLANNING. 7 MAP - PARK CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 568th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

T T MAP Tract #: TR31245

Parcel: 319-020-017

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 7 MAP - PARK CONSTRUCTION (cont.)

INEFFECT

THIS CONDITION IMPLEMENTS COA.100.PLANNING.2 OF THE
SPECIFIC PLAN.

100.PLANNING. 8 MAP - PARK PLANS REQUIRED

INEFFECT

PRIOR TO THE ISSUANCE OF THE 284th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 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.

THIS CONDITION IMPLEMENTS COA.100.PLANNING.1 OF THE
SPECIFIC PLAN.

100.PLANNING. 9 MAP - PARK PLANS REQUIRED

INEFFECT

PRIOR TO THE ISSUANCE OF THE 852th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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CT MAP Tract #: TR31245

Parcel: 319-020-017

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 MAP - PARK PLANS REQUIRED (cont.)

INEFFECT

facilities.

THIS CONDITION IMPLEMENTS COA.100.PLANNING.3 OF THE
SPECIFIC PLAN.

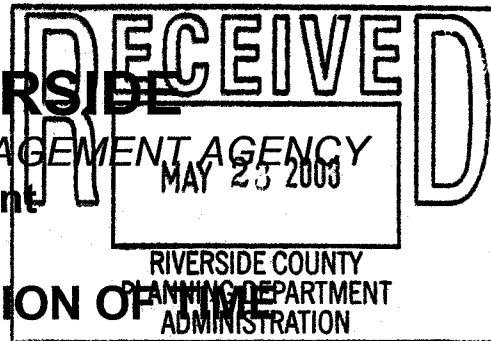
100.PLANNING. 10 MAP - PARK CONSTRUCTION

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1136th building permit within
the SPECIFIC PLAN, the park designated as Planning Area 12
shall be constructed and fully operable.

THIS CONDITION IMPLEMENTS COA.100.PLANNING.4 OF THE
SPECIFIC PLAN.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tract 31245 DATE SUBMITTED: 5-23-08

Assessor's Parcel Number(s): 319-020-016 & 319-020-017

EXTENSION REQUEST ☒ First ☐ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map _____ *Attach evidence of public improvement or financing expenditures.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: July 12, 2005

Applicant's Name: Nick Biro E-Mail: NBiro@Troxler.com

Mailing Address: 5023 North Parkway Calabasas

Calabasas _____ CA _____ 91302
City State ZIP

Daytime Phone No: (818) 876-9687 Fax No: (818) 876-9787

Property Owner's Name: Boulder Springs Venturess E-Mail: NBiro@Troxler

Mailing Address: Same as above

City State ZIP

Daytime Phone No: (818) 876-9687 Fax No: (818) 876-9787

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1018 (08/27/07)

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

APPLICATION FOR EXTENSION OF TIME

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Nicholas J. Biro

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Bryan Troxler

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

