

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - PARK (PA 13) REQUIREMENT (cont.) NOTAPPLY

District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Area 13, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 250th final inspection or occupancy permit within Planning Areas 9 and 16, the park designated as Planning Area 13 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 15 SP - CC&R RES PUB COMMON AREA DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a public organization. The condition shall be implemented prior to the recordation of any final subdivision map, or prior to the issuance of building permits in the case of development permits and shall read as follows:

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 submit the following documents to the Planning Department for review along with the current fee, which shall be subject to the approval of that department and the Office of the County Counsel:

1. A signed and notarized declaration of covenants, conditions and restrictions; and,
2. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions

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

DEFERRED

is incorporated therein by reference; and,

3. 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 to the Planning Department for review by County Counsel.

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. 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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 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. 15 SP - CC&R RES PRI COMMON AREA DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a private organization. The condition shall be applied prior to the recordation of any final map in the case of the land division, or prior to the issuance of building permits in the case of development permits and shall read as follows:

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

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

2. A sample document, conveying title to the

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30.PLANNING. 15 SP - CC&R RES PRI COMMON AREA (cont.) DEFERRED

purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

3. 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 to the Planning Department for review by County Counsel.

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

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30.PLANNING. 15 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)DEFERRED

considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

30.PLANNING. 16 SP - MEET PHASE CONDITIONS DEFERRED

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

30.PLANNING. 16 SP - GNATCATCHER CLEARANCE NOTAPPLY

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following:

Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). 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 participation in the Natural Community

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - GNATCATCHER CLEARANCE (cont.) NOTAPPLY

Conservation Planning program established by the State of California.

30.PLANNING. 17 SP - PLANNING AREA LEGAL DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

30.PLANNING. 17 SP - PARK (PA 4) REQUIREMENTS NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 1, 2, 5, and 10, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Area 1, 2, 5, and 10, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

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Riverside County LMS
CONDITIONS OF APPROVAL

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - SCHOOL MITIGATION DEFERRED

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Temecula Valley Unified School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

30.PLANNING. 18 SP - PARK (PA 8) REQUIREMENTS NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 7 and 11, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 8. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 8 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Areas 7 and 11, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 300th final inspection or occupancy permit within Planning Area 7 and 11, the park designated as Planning Area 8 shall be constructed in accordance with approved park plans and fully operational.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - SKR FEE CONDITION

DEFERRED

The SPECIFIC PLAN is located entirely within the Riverside County Ordinance No. 663 fee area boundary. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which is within the Riverside County Ordinance No. 663 fee area boundary, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, 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, if any, 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, refund 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 798.0 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 amended, or rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that amendment or ordinance shall be required. (Amended by the Board of Supervisors at its hearing on 2/11/97.)

30.PLANNING. 19 SP - PARK (PA 13) REQUIREMENTS

DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 9 and 16, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 13. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 13 and with the requirements of the Valley-Wide Recreation and Park District or other entity

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30.PLANNING. 19 SP - PARK (PA 13) REQUIREMENTS (cont.) DEFERRED

set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Area 13, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 250th final inspection or occupancy permit within Planning Areas 9 and 16, the park designated as Planning Area 13 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 20 SP - SKR PLAN & OCC HABITAT MET

The SPECIFIC PLAN is entirely within the Long Term Habitat Conservation Plan for the Stephens' kangaroo rat and contains known occupied Stephens' kangaroo rat habitat. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which contains known occupied habitat, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first: a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and, b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services County for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes. c. Notwithstanding the forgoing,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - SKR PLAN & OCC HABITAT (cont.) MET

biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application for the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

30.PLANNING. 20 SP - MEET PHASE CONDITIONS DEFERRED

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

30.PLANNING. 21 SP - PLANNING AREA LEGAL DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

30.PLANNING. 22 SP - SCHOOL MITIGATION DEFERRED

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Temecula Valley Unified School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - SCHOOL MITIGATION (cont.) DEFERRED

requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

30.PLANNING. 23 SP - SKR FEE CONDITION MET

The SPECIFIC PLAN is located entirely within the Riverside County Ordinance No. 663 fee area boundary. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which is within the Riverside County Ordinance No. 663 fee area boundary, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, 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, if any, 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, refund 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 798.0 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 amended, or rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that amendment or ordinance shall be required. (Amended by the Board of Supervisors at its hearing on 2/11/97.)

30.PLANNING. 24 SP - SKR PLAN & OCC HABITAT NOTAPPLY

The SPECIFIC PLAN is entirely within the Long Term Habitat Conservation Plan for the Stephens' kangaroo rat and contains known occupied Stephens' kangaroo rat habitat. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which contains known occupied habitat, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, a building permit for the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - SKR PLAN & OCC HABITAT (cont.) NOTAPPLY

construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services County for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application for the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD DEFERRED

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance ~~and coordinate with~~ the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. South Coast Air Quality Management District (SCQAMD)

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30. PRIOR TO ANY PROJECT APPROVAL

- 30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD (cont.) DEFERRED
- c. Riverside Transit Agency (RTA)
 - d. Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

[Note: This condition must be satisfied for the entire Specific Plan prior to the approval of the first residential subdivision. Any requirements of these agencies to comply with this condition shall be implemented, if applicable, on all development projects.

Clearance is no longer required from the South Coast Air Quality Management District (SCQAMD) or the Riverside County Transportation Commission (RCTC), since these agencies no longer provide this review.

- 30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD DEFERRED

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. South Coast Air Quality Management District (SCQAMD)
- c. Riverside Transit Agency (RTA)
- d. Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

[Note: This condition must be satisfied for the entire Specific Plan prior to the approval of the first residential subdivision. Any requirements of these agencies to comply with this condition shall be implemented, if applicable, on all development projects.

Clearance is no longer required from the South Coast Air Quality Management District (SCQAMD) or the Riverside County Transportation Commission (RCTC), since these agencies no longer provide this review.]

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

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

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

50.FIRE. 2

MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 3

MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP AD161/SG CH EXEMPTION RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

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

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

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

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan which was adopted by the Board of

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50. PRIOR TO MAP RECORDATION

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

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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

50.FLOOD RI. 11 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP in Rancho Bella Vista Specific Plan No. 184A2, SC2 Planning Area 7 shall have the following minimum lot sizes: Lots 1 - 85 shall have a 4,500 square foot minimum lot size; Lots 86 - 187 shall have a 5,000 square foot minimum lot size; Lots 188 - 251 shall have a 6,000 square foot minimum lot size.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 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, except for lots 1-14, 19-24, 28-30, 55-61, 81-82, 110-125, 144, 188-189, 215-220, 223-228, and 249-250, that do not meet the depth to width ratio.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 184A2, Substantial Conformance No. 3 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation ultimately applied to the property.

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50.PLANNING. 5 MAP - ANNEX TO PARK DISTRICT RECOMMND

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

50.PLANNING. 6 MAP - QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 7 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 9 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS: "Lot Nos. 54-61, 108-125, 162-165, and 214-228, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 10 MAP ECS NOTE MT PALOMAR LIGHT RECOMMND

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. 12 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider 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 the vicinity 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.

50.PLANNING. 13 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 14 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14

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

RECOMMND

been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall:

- a) provide for a minimum term of 60 years,
- b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common,
- c) provide for the ownership of the common area by either the property owner's 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 'FL01', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map. This condition implements condition 30.Planning.11 of the Specific Plan.

50.PLANNING. 16 MAP - AVIATION EASEMENTS RECOMMND

Prior to map recordation, provide an aviation easement to the French Valley Airport

50.PLANNING. 17 MAP - COMMON AREA MAINTENANCE RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:
a. A permanent master maintenance organization shall be established for Tract Map No. 31871, to assume ownership and maintenance responsibility for all common recreation,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Lot A - Open Space, Lot B - Detention Basin, Lot 252 - Passive Park, and Lot 253 - Active Park. This condition implements 30.PLANNING.9 of the Specific Plan.

50.PLANNING. 18 MAP - PLANNING AREA LEGAL DEFERRED

PRIOR TO MAP RECORDATION, the applicant, or the successor-in-interest, shall submit to the Planning Department correct legal descriptions for Planning Area No's 7 and 8, within which the project is located. This condition implements 30.PLANNING.17 of the Specific Plan.

50.PLANNING. 19 USE- LC LNDSCP COMMON AREA MA RECOMMND

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

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 USE- LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

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

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

50.TRANS. 5 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - EASEMENT/SUR (cont.) RECOMMND

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. 6 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Promontory Parkway and so noted on the final map.

50.TRANS. 7 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 13 MAP - SOILS 2 RECOMMND

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

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 16 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - STREETLIGHT PLAN (cont.) RECOMMND

Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 23 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 25 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 29 MAP- UTILITY PLAN RECOMMND

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

50.TRANS. 34 MAP - DEDICATION RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34

MAP - DEDICATION (cont.)

RECOMMND

Springs Canyon Drive (between Wild Meadow Drive and Rose Arbor Circle) is designated as a local road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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

Fairbrook Drive is designated as a local road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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

Springs Canyon Drive along the park site is designated as a enhanced local road and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A" and as approved by the Director of Transportation. (44'/66') (Modified for reduced sidewalk from 11' to 6'.)

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

Spring Canyon Drive (Entry) is designated as an entry road and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased right-of-way from 74' to 76' and increased AC improvement from 44' to 46').

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway.

2. A 6' landscaped entry median shall be constructed at the centerline of the street.

Fairbrook Drive (Entry) is designated as an entry road and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34 MAP - DEDICATION (cont.) (cont.) RECOMMND

shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased right-of-way from 74' to 76' and increased AC improvement from 44' to 46'.)

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

2. A 6' landscaped entry median shall be constructed at the centerline of the street.

50.TRANS. 35 MAP - EXISTING MAINTAINED RECOMMND

Promontory Parkway along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" 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 the 44 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right-of-way from 50' to 44'.)

NOTE: A 5' sidewalk shall be constructed 7' from the curb line within the 12' parkway.

50.TRANS. 36 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 36

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(4) Street sweeping.

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

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

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

50.TRANS. 37

MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Promontory Parkway, Pacific Park Drive, entry streets (Spring Canyon Drive and Fairbrook Drive).

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

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

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

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

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control and Water Conservation District.

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

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

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP RECOMMND

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

60.BS GRADE. 13 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT (cont.) RECOMMND

Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II RECOMMND

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

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

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

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP AD161/SG CH EXEMPTION RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP AD161/SG CH EXEMPTION (cont.) RECOMMND

been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of 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. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

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

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract 31871M1 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SKR FEE CONDITION

DEFERRED

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 84.7 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. This condition implements 30.PLANNING.19 of the Specific Plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 3 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 4 GEN- CULTURAL RESOURCES PROFE RECOMMND

As a result of SPecific Plan 184 requirements, archaeological monitopring shall be required for this implementing 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

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. 6 GEN- TRIBAL MONITORING RECOMMND

As a result of SPecific Plan 184 requirements, tribal monitoring of the grading for this implementing project shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) 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 Tribal Monitor(s) 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 Project Archaeologist.

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 Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 GEN- TRIBAL MONITORING (cont.) RECOMMND

resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal 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 tribe 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 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 RECOMMND

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

FIRE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

MAP AD161/SG CH EXEMPTION

RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

80.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3

MAP ADP FEES

RECOMMND

Tract 31871M1 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 4 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 5 MAP - DA COMPLIANCE NOTAPPLY

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that property[ies] located within Development Agreement No. 7, Amendment No. 1 complies with all of the requirements of the development agreement.

80.PLANNING. 6 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law. This condition implements 30.PLANNING.18 of the Specific Plan.

80.PLANNING. 7 MAP - FEE BALANCE RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. Proposed entry monuments shall substantially conform to Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

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 and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 10

MAP - BUILDING SEPARATION 2

RECOMMND

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

80.PLANNING. 11

MAP - FINAL SITE PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - FINAL SITE PLAN (cont.)

RECOMMND

elements:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP - WALLS/FENCING PLANS

RECOMMND

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

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

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

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

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, or other approved material indicated in Figure IV-34 of the Rancho Bella Vista Specific Plan No. 184A2, Substantial Conformance No. 2. This may include stucco, split rail, tubular steel, and wood siding material for community theme walls. The maximum height of walls or fencing shall be six (6) feet in height.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - WALLS/FENCING PLANS (cont.) RECOMMND

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 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.

K. Proposed walls and/or fences shall substantially conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

80.PLANNING. 14 MAP - MEET PHASE CONDITIONS RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant, or successor-in-interest, shall first obtain clearance from the Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question. This condition implements 30.PLANNING.20.

80.PLANNING. 19 USE - 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,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

80.PLANNING. 20 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County 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.

80.PLANNING. 21 MAP- DA COMPLIANCE RECOMMND

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that properties located within Development Agreement No. 7, Amendment No. 3 complies with all of the requirements of the development agreement.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

PLANNING DEPARTMENT

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

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

90.PLANNING. 3 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 4 MAP - FENCING COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION NOTAPPLY

Prior 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 84.7 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.

90.PLANNING. 7 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 USE - LC LNDS CP 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.

90.PLANNING. 14 USE - LC COMPLY W/ LNDS CP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - LC COMPLY W/ LNDSKP/ IRR (cont.) RECOMMND

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.

90.PLANNING. 15 GEN - CULTURAL RESOURCES RPT 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.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

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

TRACT MAP Tract #: TR31871M1

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to 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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND
(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 - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 10 MAP - WRCOG TUMF DA 7 RECOMMND

This tract is within First Amended and Restated Development Agreement No. 7 (DA No. 7), which was adopted on July 12, 1997. Section 3.6.1. (b) of DA No. 7 provides that development exactions, such as the TUMF, which were adopted subsequent to DA No. 7 shall not apply for the first 10 years following the adoption of DA No. 7. Therefore, prior to July 12, 2007, the TUMF fee shall not apply to the project. However, beginning July 12, 2007 and thereafter, 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. 11 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNTY RES BUILD PERMITS RECOMMND

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.

100.PLANNING. 3 SP - 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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP*- DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31871 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31871, Exhibit FL01, dated August 16, 2006.

CONCEPTUAL LANDSCAPING = Tentative Tract Map No. 31871, Exhibit L, dated October 4, 2006.

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

10. EVERY. 2 MAP*- PROJECT DESCRIPTION

INEFFECT

The land division hereby permitted is a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park, one 3.5 acre active park, one 2.0-acre open space lot, and a detention basin.

10. EVERY. 3 MAP - HOLD HARMLESS

INEFFECT

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

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 184, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 6270.

DEVELOPMENT AGREEMENT = Amendment No. 1 to Development Agreement No. 7.

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

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

10. EVERY. 4 SP - ORDINANCE REQUIREMENTS INEFFECT

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

10. EVERY. 5 SP - LIMITS OF SP DOCUMENT INEFFECT

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 1 SP - GIN INTRODUCTION INEFFECT

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS INEFFECT

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

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

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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

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

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

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

10.BS GRADE. 4 SP- MASS GRADING INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.5b shall be obtained from the Planning Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

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10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

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

10.BS GRADE. 8 SP-G1.3 DISTURBS NEED G/PM INEFFECT

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

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING INEFFECT

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

10.BS GRADE. 9 SP-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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. 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.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

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10. GENERAL CONDITIONS

10.BS GRADE. 10 SP-G1.5 EROS CNTRL PROTECT INEFFECT

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

10.BS GRADE. 11 SP-G1.6 DUST CONTROL INEFFECT

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

10.BS GRADE. 12 SP-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

10.BS GRADE. 13 SP-G2.2 IMPORT/EXPORT INEFFECT

n 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

10.BS GRADE. 14 SP-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.

10.BS GRADE. 15 SP-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.

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10. GENERAL CONDITIONS

10.BS GRADE. 15 SP-G2.4GEOTECH/SOILS RPTS (cont.) INEFFECT

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.

10.BS GRADE. 16 SP-G2.5 2:1 MAX SLOPE RATI INEFFECT

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

10.BS GRADE. 17 SP-G2.6SLOPE STABL'TY ANLY INEFFECT

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 18 SP-G2.7DRNAGE DESIGN Q100 INEFFECT

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

10.BS GRADE. 19 SP-G2.8MINIMUM DRNAGE GRAD INEFFECT

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

10.BS GRADE. 20 SP-G2.9DRNAGE & TERRACING INEFFECT

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

10.BS GRADE. 21 SP-G2.10 SLOPE SETBACKS INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 22 SP-G2.11DR WAY XING NWC INEFFECT

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 23 SP-G2.12SLOPES IN FLOODWAY INEFFECT

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

10.BS GRADE. 24 SP-G2.13FIRE D'S OK ON DR. INEFFECT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 25 SP-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.

10.BS GRADE. 31 SP-G2.23 OFFST. PAVED PKG INEFFECT

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 32 SP-G3.1NO B/PMT W/O G/PTM INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 37 SP-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 additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist.

10.BS GRADE. 38 SP-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 three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

10.BS GRADE. 39 SP-G4.3PAVING INSPECTIONS INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - RANCHO BELLA VISTA INEFFECT

WATER/SEWER: (John Silva, P.E. Senior Public Health Engineer) The proposed project will receive water supply and sanitary sewer service from Eastern Municipal Water District (EMWD). According to the EIR, almost all of the pipeline(s) and water storage tank(s), needed to serve the project are existing. Some pipeline installation and a temporary lift station will need to be constructed.

Proposed land uses are mentioned on page III. A-6, i.e., schools, parks, parkways, etc. On page III A-18 the report states that "Eastern Municipal Water District has developed a District-wide reclaimed water facilities master plan: ...The project developer shall submit information to the EMWD which describes estimates of the projects reclaimed water demands."

Based on the proposed land uses, reclaimed water could be used for landscape irrigation on 60-80 acres. Considering the fact that a 12" tertiary reclaimed water line exists adjacent the project, the entire project could effectively

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - RANCHO BELLA VISTA (cont.) INEFFECT

and safely utilize the entire 660,000 gallon wasteflow from the project.

EMWD should commit to their reclamation requirements now and resolve any commitments or entitlements to reclaimed users.

SOLID WASTE: (Chuck Strey, P.E., Civil Engineer) No further comments. All of my concerns in letter dated 12/05/95 have been addressed in this version.

FIRE DEPARTMENT

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

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

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

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) INEFFECT

duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

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

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

10.FIRE. 3 SP-#56-IMPACT MITIGATION INEFFECT

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

10.FIRE. 4 SP-#87-OFF-SET FUNDING INEFFECT

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

10.FIRE. 5 SP-#96-ROOFING MATERIAL INEFFECT

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

10.FIRE. 6 SP-#97-OPEN SPACE INEFFECT

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

07/19/10
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10. GENERAL CONDITIONS

10.FIRE. 7 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 8 SP- CONDITIONS INEFFECT

FLAG LOTS SHALL NOT BE PERMITTED.

ALL PLANNING AREAS ARE CONSIDERED CONCEPTUAL. FINAL CONDITIONS WILL BE ADDRESSED AT EACH TRACT PHASE, AS TRACT MAPS ARE SUBMITTED FOR REVIEW.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT INEFFECT

Tract 31871 is a proposal to subdivide an approximately 84.7-acre site into approximately 260 residential units along with open space and a water quality basin. The project is located within Planning Areas No. 7 and 8 of Specific Plan No. 184 (Rancho Bella Vista) in the French Valley area on the north side of Promontory Parkway west of Pacific Park Drive.

The drainage infrastructure constructed with Tract 28753, located south of this site, provides significant protection from storm runoff that was tributary to the site from the south. However, the District is concerned about the impact of water quality and increased runoff on downstream properties caused by this development. A water quality/detention basin is proposed in the northwest corner of the site to address this concern. The engineer has submitted to the District, along with supporting calculations, an Exhibit 'FL' dated June 27, 2006 showing a detailed grading plan for the proposed basin. This basin was located in several separate lots and was unacceptable. Exhibit 'FL01', dated August 16, 2006, was submitted to the District and Planning and locates the basin in a single lettered lot (Lot B). While a 6-foot bench will be required along the basin's western boundary, the basin appears to meet the District's criteria and is acceptable.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

INEFFECT

Runoff from Lot 252 (Passive Park) in the eastern portion of the site is collected in a swale and conveyed to 2 storm drain inlets located in the vicinity of Lots 245 and 251. This storm drain conveys the runoff from this lot and combines it with the runoff generated in the central portion of the site and discharges to an existing low in the vicinity of Lot 222. Minor flows in the storm drain are split off to a bio-swale. Maintenance access to the downstream end of the bio-swale and access with a turnaround to the mainline for the storm drain outlet will be required.

Minor offsite flows from an approximately 6-acre drainage area impact along the site's western boundary. A 6-foot bottom rectangular channel is proposed which will protect the lots along this boundary and intercept the flows from this drainage area. Flows will be conveyed north to an existing low at the north boundary of the site in the vicinity of the water quality/detention basin.

The project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT

INEFFECT

Rancho Bella Vista proposes to construct 1998 dwelling units with schools on 800 acres in the Temecula area, east of Winchester Road at Murrieta Hot Springs Road.

This project is in the Murrieta Creek/Santa Gertrudis Valley Subwatershed Area Drainage Plan, drainage fees are due as the project develops.

The main hydrologic feature of the project is Tocalota

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10. GENERAL CONDITIONS

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

Creek which has a 100-year peak discharge of 5930 cfs. The flood plain crosses the north part of the site from east to west and is well-defined in this reach. The plan proposes to leave the stream as open space except for a road crossing to the east.

The Master Drainage Plan for Rancho Bella Vista proposes to collect the onsite runoff from the northern part of the project into a storm drain system that would discharge into Tocalota Creek. The southern part of the project would drain to storm drain that would discharge at Murrieta Hot Springs Road.

10.FLOOD RI. 2 MAP BASIN CRITERIA INEFFECT

In cases where embankment is required the following criteria shall be met:

1. Embankment fill slopes (external and internal) may be no steeper than 4H:1V.
2. Basin embankment height will be based on the vertical distance from 100-year event overflow water surface to lowest adjacent toe of embankment fill.
3. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet.
4. For embankments 5 feet or less, the minimum top width shall be 6 feet.
5. Basin embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.
6. Basin embankments greater than 3 feet in height must be constructed by excavating a key equal to 50% of the berm embankment cross-sectional height and width. This requirement may be waived if specifically recommended by a geotechnical engineer.
7. The embankment shall be constructed of soil placed in 6-inch lifts compacted to at least 95% of maximum dry density, within 2 percentage points of the optimum moisture

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP BASIN CRITERIA (cont.) INEFFECT

content, modified proctor method ASTM D1557.

8.Retaining walls are not permitted as support for embankment fill for basins. (outlet structure excepted)

9.Embankment proposed over storm drain shall have a top width equal to the required easement or put another way, the District policy of no side slopes in storm drain easements must be respected.

10.FLOOD RI. 2 SP TUCALOTA CREEK MAINT INEFFECT

Tucalota Creek shall be mapped as a 100 year flood plain. No encroachment into the flood plain shall be allowed and some additional setback should be included to account for potential bank erosion, and conservative freeboard (about 3 feet) should be used to account for vegetative growth and siltation. The maintenance of this stream, such as the removal of trash or of excess and dead vegetation, should be the responsibility of a parks district or County Service Area or similar entity.

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

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

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS INEFFECT

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) INEFFECT

submitted to the District for review.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN INEFFECT

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

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE INEFFECT

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9 MAP MAJOR FACILITIES INEFFECT

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF INEFFECT

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

INEFFECT

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

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

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

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

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) INEFFECT

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

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

10.FLOOD RI. 17 XXM SUBMIT FINAL WQMP >PRELIM INEFFECT

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

To comply with the WQMP a developer must submit a "Project

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 XXM SUBMIT FINAL WQMP >PRELIM (cont.) INEFFECT

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

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

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18 MAP WQMP ESTABL MAINT ENTITY INEFFECT

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP WQMP ESTABL MAINT ENTITY (cont.) INEFFECT

the selected maintenance entity.

10.FLOOD RI. 19 MAP AD161/SG CH EXEMPTION INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO NO.1542 INEFFECT

County Geologic Report (GEO) No. 1542, submitted for this project (TR31871), was prepared by Pacific Soils Engineering, Inc and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No. 31871, Rancho Bella Vista, Phase 4, County of Riverside, California", dated September 23, 2005.

GEO No. 1542 concluded:

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

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

3.The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about 9 kilometers southwest of the site.

4.The eastern extension of the potentially active Murrieta Hot Springs fault is located south of the project site.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO NO.1542 (cont.)

INEFFECT

5.Liquefaction potential within bedrock materials on the site is considered to be extremely low.

6.There is liquefaction potential within alluvial materials on the site, however, these materials will be removed during site grading.

7.The potential for rockfall hazards on the site is considered to be minimal.

8.Proposed cut and fill slopes are considered to be stable as designed.

GEO No. 1522 recommended:

1.Area with alluvium shall require removal and recompaction for structures, which will result in remote potential for liquefaction.

2.The project-engineering geologist shall inspect all cut slopes during site grading operations.

GEO No. 1542 satisfies the requirement for a Geologic study for Planning/CEQA purposes. GEO No. 1542 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 1 SP - GEOTECHNICAL REPORTS

INEFFECT

A COMPREHENSIVE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EACH DEVELOPMENT PROJECT WITHIN THIS SPECIFIC PLAN. THE REPORT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT ENGINEERING GEOLOGIST FOR REVIEW AND APPROVAL CONCURRENTLY WITH THE DEVELOPMENT APPLICATION SUBMITTAL. THE GEOTECHNICAL REPORT SHALL BE A SITE-SPECIFIC REPORT PREPARED FOR THE PROPOSED DEVELOPMENT PROJECT AND SHALL ADDRESS, BUT NOT BE LIMITED TO THE FOLLOWING GEOTECHNICAL PARAMETERS, SITE SOIL AND FOUNDATION CONDITIONS, PRIMARY

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEOTECHNICAL REPORTS (cont.) INEFFECT

AND SECONDARY SEISMIC HAZARDS, SITE GEOLOGIC CONDITIONS,
AND APPROPRIATE RECOMMENDATIONS FOR SITE GRADING, ALLUVIAL
REMOVALS, AND FOUNDATIONS.

10.PLANNING. 2 MAP - MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 2 SP - REQUIRED FOR AMENDMENTS NOTAPPLY

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, in both
paper and electronic formats, which includes the entire
specific plan, including both changed and unchanged parts.

10.PLANNING. 3 MAP - FEES FOR REVIEW INEFFECT

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

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 4 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LANDSCAPE MAINTENANCE INEFFECT

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

10.PLANNING. 5 SP - DUAL WATER SYSTEM INEFFECT

All implementing development proposals shall be reviewed by the Eastern Municipal Water District and the County for the appropriateness of requiring dual water systems to be provided in common open space areas for the use of reclaimed water. (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

10.PLANNING. 7 SP - RECYCLING PROGRAM INEFFECT

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for compliance with Riverside County recycling requirements.

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE INEFFECT

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

10.PLANNING. 8 SP - DEVELOPMENT STANDARDS INEFFECT

Lots created by land divisions with the SPECIFIC PLAN shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

10.PLANNING. 9 SP - ALUC CONDITIONS INEFFECT

The developer shall comply with the Conditions of Approval set forth in the Airport Land Use Commission (ALUC) Staff Report dated January 15, 1997. These conditions of approval are as follows:

1. Provide Avigation Easements to the French Valley Airport.
2. Incorporate noise attenuation measures into the

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10. GENERAL CONDITIONS

10.PLANNING. 9 SP - ALUC CONDITIONS (cont.) INEFFECT

building construction to insure interior noise levels are at or below 45 decibel levels.

3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 10 MAP - RES. DESIGN STANDARDS INEFFECT

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Ranch Bella Vista Specific Plan No. 184A2, SC2, Planning Area No's 7 and 8.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a park, a school site, or open space area, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 45 feet.
- g. The maximum height of any building in Planning Area 7 is 40 feet.
- h. The minimum parcel size in Planning Area 7 is 4,500 square feet.
- j. No more than 60% of the lot in Planning Area 7 shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 11 MAP - NPDES COMPLIANCE (1) INEFFECT

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - DESIGN GUIDELINES INEFFECT

The project shall conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines, adopted June 17, 1997.

10.PLANNING. 16 STKP- OFF-HIGHWAY VEHICLE USE INEFFECT

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

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS INEFFECT

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

10.PLANNING. 19 MAP - LIGHTING INEFFECT

Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky (light must be downward facing).

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND 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 Resources 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 recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS

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 in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

- I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)
- I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)
- Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)
- Whitewood Road (NS) at Murrieta Hot Springs Road (EW)
- Margarita Road (NS) at Murrieta Hot Springs Road (EW)
- Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)
- SR-79 Winchester Road (NS) at Murrieta Hot Springs Road (EW)
- SR-79 Winchester Road (NS) at Benton Road (EW)
- SR-79 Winchester Road (NS) at Auld Road (EW)
- SR-79 Winchester Road (NS) at Thompson Road (EW)
- SR-79 Winchester Road (NS) at Nicolas Road (EW)
- SR-79 Winchester Road (NS) at Margarita Road (EW)
- Pourroy Road (NS) at Promontory Parkway (EW)
- Pourroy Road (NS) at Murrieta Hot Springs Road (EW)
- Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)
- Town View Avenue (NS) at Murrieta Hot Springs Road (EW)
- Briggs Road (NS) at Auld Road (EW)
- Auld Road (NS) at Pourroy Road (EW)
- Pourroy Road (NS) at Auld 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

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10. GENERAL CONDITIONS

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

10.TRANS. 1 SP - TS/SWAP CONDITIONS INEFFECT

The Transportation Department has reviewed the traffic study submitted by Robert Kahn, John Kain and Associates for the subject project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development):

I-215 Freeway Southbound Ramps (NS) at:
Murrieta Hot Springs Road (EW)

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

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

Winchester Road (SR 79) (NS) at:
Benton Road (EW)
Auld Road (EW)
Hunter Road/Borel Road (EW)
Rancho Club Drive (EW)
Murrieta Hot Springs Road (EW)

I-215 Freeway Northbound Ramps (NS) at:
Murrieta Hot Springs Road (EW)

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

Date Street (NS) at:
Murrieta Hot Springs Road (EW)

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

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10. GENERAL CONDITIONS

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

Leon Road (NS) at:
Benton Road (EW)
Auld Road (EW)
Borel Road (EW)
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:
Borel Road (EW)
Murrieta Hot Springs Road (EW)

Pourroy Road (NS) at:
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
Borel Road (EW)
Murrieta Hot Springs Road (EW)

The Comprehensive General Plan policies relative to the Southwest Area Community Plan (SWAP) require a minimum Level of Service "D" for peak hour operations. As such, the proposed project is consistent with this General Plan policy.

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 - TS/TS REQUIRED INEFFECT

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 184.

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 (cont.) INEFFECT

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 - IMPROVEMENT INEFFECT

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

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 - 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.

10.TRANS. 10 MAP - TS/NO CONDITIONS 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

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - TS/NO CONDITIONS (cont.)

INEFFECT

to traffic impacts.

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

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

I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)
I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)
Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)
Whitewood Road (NS) at Murrieta Hot Springs Road (EW)
Margarita Road (NS) at Murrieta Hot Springs Road (EW)
Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)
SR-79 Winchester Road (NS) at Murrieta Hot Springs Road (EW)
SR-79 Winchester Road (NS) at Benton Road (EW)
SR-79 Winchester Road (NS) at Auld Road (EW)
SR-79 Winchester Road (NS) at Thompson Road (EW)
SR-79 Winchester Road (NS) at Nicolas Road (EW)
SR-79 Winchester Road (NS) at Margarita Road (EW)
Pourroy Road (NS) at Promontory Parkway (EW)
Pourroy Road (NS) at Murrieta Hot Springs Road (EW)
Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)
Town View Avenue (NS) at Murrieta Hot Springs Road (EW)
Briggs Road (NS) at Auld Road (EW)
Auld Road (NS) at Pourroy Road (EW)
Pourroy Road (NS) at Auld Road (EW)

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

Our review of the traffic study indicates that no extraordinary conditions of approval are required to achieve or maintain the required level of service.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

20.PLANNING. 4

SP - DURATION OF SP VALIDITY

NOTAPPLY

The SPECIFIC PLAN shall remain valid for twenty (20) years from date of approval. Should the entire project not be built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

Should this time period lapse without build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN shall become null and void on February 4, 2006.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - COMPLETE CASE APPROVALS

MET

Prior to approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - COMMON AREA PLANS MET

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

30.PLANNING. 3 SP - EA REQUIRED MET

An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

30.PLANNING. 4 SP - SPECIAL STUDIES REQUIRED MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study / Report	Planning Area
a. Conceptual Grading Plan	All Planning Areas
b. Slope Stability Report	All Planning Areas where development will create slopes in excess of 2:1 or higher than 30 feet.
c. Archaeological Survey	3, 9

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SPECIAL STUDIES REQUIRED (cont.) MET

- d. Focused Stephens Kangaroo Rat (SKR) Survey All Planning Areas
- e. Focused California Gnatcatcher All Planning Areas
- f. Wetlands Study 2, 5, 6A, 6B, 6C, 6D, 7, 9, 16
- g. Acoustical Study 2, 5, 7, 9, 10, 11, 16, 17
- h. Other, including full Biological Surveys (as determined by subsequent environmental assessments) All Planning Areas

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 5 SP - INDIAN CONSULTATION NOTAPPLY

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.) within PLANNING AREAS 3, 5, AND 9, a condition of approval shall be applied to the implementing project requiring that:

"Monitoring of mitigation measures related to excavation and possible preservation of archaeological resources shall occur prior to site grading activities in the affected planning areas through an agreement with a qualified archaeologist. This agreement shall insure consultation with, and involvement by, the Pechanga Indian Reservation. A copy of said agreement shall be submitted to the Planning Department prior to the issuance of grading permits for grading in the affected planning areas."

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 6 SP - DAM INUNDATION AREAS NOTAPPLY

Prior to the approval of any and each land division within Planning Areas 1, 2, 5, 9, a condition of approval shall be applied to the land division requiring the preparation of an Environmental Constraints Sheet (ECS) which shall be submitted as part of the plan check review of the final

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - DAM INUNDATION AREAS (cont.)

NOTAPPLY

map. The condition of approval shall require that the following Environmental Constraints Note shall be placed on the ECS:

"DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation from a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake."

30.PLANNING. 7

SP - MITIGATION MONITORING

NOTAPPLY

EXHIBIT C
MITIGATION MONITORING

An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for the SPECIFIC PLAN, imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

30.PLANNING. 14

SP - COMMON AREA MAINTENANCE

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, a condition of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMMON AREA MAINTENANCE (cont.)

NOTAPPLY

approval shall be applied to the land division or development permit to ensure that they are owned and maintained as follows:

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permit for any approved development permit (use permit, plot plan, etc.).

30.PLANNING. 15 SP - CC&R RES PUB COMMON AREA

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a public organization. The condition shall be implemented prior to the recordation of any final subdivision map, or prior to the issuance of building permits in the case of development permits and shall read as follows:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

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

NOTAPPLY

discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall submit the following documents to the Planning Department for review along with the current fee, which shall be subject to the approval of that department and the Office of the County Counsel:

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

2. 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,

3. 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 to the Planning Department for review by County Counsel.

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. 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded 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. 15 SP - CC&R RES PRI COMMON AREA NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a private organization. The condition shall be applied prior to the recordation of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

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

NOTAPPLY

any final map in the case of the land division, or prior to the issuance of building permits in the case of development permits and shall read as follows:

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

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

2. 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,

3. 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 to the Planning Department for review by County Counsel.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) NOTAPPLY

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

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

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

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

30.PLANNING. 16 SP - GNATCATCHER CLEARANCE NOTAPPLY

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following:

Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - GNATCATCHER CLEARANCE (cont.) NOTAPPLY

1973; or participation in the Natural Community Conservation Planning program established by the State of California.

30.PLANNING. 17 SP - PARK (PA 4) REQUIREMENTS NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 1, 2, 5, and 10, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Area 1, 2, 5, and 10, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 18 SP - PARK (PA 8) REQUIREMENTS DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 7 and 11, a condition of approval shall be applied to the implementing project requiring that ~~prior to the~~ issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PARK (PA 8) REQUIREMENTS (cont.) DEFERRED

identified as Planning Area 8. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 8 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Areas 7 and 11, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 300th final inspection or occupancy permit within Planning Area 7 and 11, the park designated as Planning Area 8 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 19 SP - PARK (PA 13) REQUIREMENTS NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 9 and 16, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 13. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 13 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed 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. In addition, prior to the approval of any implementing project within Planning Area 13, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 250th final inspection or occupancy permit within Planning Areas 9 and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PARK (PA 13) REQUIREMENTS (cont.) NOTAPPLY

16, the park designated as Planning Area 13 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 20 SP - MEET PHASE CONDITIONS DEFERRED

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

30.PLANNING. 21 SP - PLANNING AREA LEGAL DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

30.PLANNING. 22 SP - SCHOOL MITIGATION DEFERRED

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Temecula Valley Unified School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - SKR FEE CONDITION

DEFERRED

The SPECIFIC PLAN is located entirely within the Riverside County Ordinance No. 663 fee area boundary. Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which is within the Riverside County Ordinance No. 663 fee area boundary, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, 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, if any, 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, refund 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 798.0 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 amended, or rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that amendment or ordinance shall be required. (Amended by the Board of Supervisors at its hearing on 2/11/97.)

30.PLANNING. 24

SP - SKR PLAN & OCC HABITAT

NOTAPPLY

The SPECIFIC PLAN is entirely within the Long Term Habitat Conservation Plan for the Stephens' kangaroo rat and contains known occupied Stephens' kangaroo rat habitat.

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.) which contains known occupied habitat, the implementing project shall be conditioned to require that prior to the issuance of any grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP - SKR PLAN & OCC HABITAT (cont.)

NOTAPPLY

provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services County for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application for the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

TRANS DEPARTMENT

30.TRANS. 1

SP - SP184A2/TS REGIONAL COORD

MET

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. South Coast Air Quality Management District (SCQAMD)
- c. Riverside Transit Agency (RTA)
- d. Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP184A2/TS REGIONAL COORD (cont.) MET

[Note: This condition must be satisfied for the entire Specific Plan prior to the approval of the first residential subdivision. Any requirements of these agencies to comply with this condition shall be implemented, if applicable, on all development projects.

Clearance is no longer required from the South Coast Air Quality Management District (SCQAMD) or the Riverside County Transportation Commission (RCTC), since these agencies no longer provide this review.]

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.

50.E HEALTH. 5 MAP - HAZMAT PHASE II INEFFECT

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 5 MAP - HAZMAT PHASE II (cont.) INEFFECT

samples or other requirements, contact Doug Thompson at
(951) 358-5055.

FIRE DEPARTMENT

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

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls 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.

*PROVIDE A 6' BLOCK WALL ON THE NORTH SIDE OF THE DEVELOPMENT

50.FIRE. 2 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. 3 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) INEFFECT

the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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

50.FLOOD RI. 3 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. 4 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 WRITTEN PERM FOR GRADING INEFFECT

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

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

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be

TRACT MAP Tract #: TR31871

Parcel: 958-200-010

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

INEFFECT

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

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

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

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

50.FLOOD RI. 8

MAP ADP FEES

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 Santa Gertrudis Valley sub-watershed of the Murrieta Creek 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