

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting— Responsible Party	Implementation Stage
Noise (cont.)				
		<p><u>NOI-2 Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install upgraded windows for each unit with a Sound Transmission Class less than 25.</u></p> <p><u>NOI-3 Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install a mechanical ventilation system for each unit. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per minute of outside air per occupant. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90 degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion. All exterior windows, doors, and sliding glass doors shall have a positive seal.</u></p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p>	<p>Prior to the issuance of occupancy permits.</p> <p>Prior to the issuance of occupancy permits.</p>
The previous Project Final SEIR determined that the previous Project would contribute to a potentially significant cumulative increase in vehicular traffic noise.	Less than significant with mitigation incorporated.	<p><u>Mitigation Measures identified in Final SEIR No 401</u></p> <p>NOI-4 (page V.B-79, paragraph 2 of Final SEIR No. 401) All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7 a.m. to 7 p.m. and prohibited on Sundays and all legally proclaimed holidays.</p>	Riverside County Building and Safety Department.	From issuance of grading permits through completion of construction.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Noise (cont.)				
		<p>NOI-5 (page V.B-79, paragraph 3 of Final SEIR No. 401) All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7 p.m. to 7 a.m. unless the equipment is surrounded by a noise protection barrier.</p> <p>NOI-6 (page V.B-79, paragraph 4 of Final SEIR No. 401) All construction staging should be performed as far as possible from occupied dwellings.</p> <p>NOI-7 (page V.B-79, paragraphs 5-7 of Final SEIR No. 401) A noise mitigation analysis should be performed for all future project noise-sensitive uses potentially exposed to noise levels in excess of 60 dB CNEL to verify that planned noise protection will meet Riverside County standards.</p> <ul style="list-style-type: none"> ▪ Exterior recreational areas shall be protected to achieve noise levels of less than 65 dB CNEL. ▪ Interior living areas shall be protected to achieve noise levels of less than 45 dB CNEL. 	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Planning Department.</p>	<p>From issuance of grading permits through completion of construction.</p> <p>From issuance of grading permits through completion of construction.</p> <p>Prior to the issuance of building permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Noise (cont.)		<p>NOI-8 (page V.B-79, paragraph 8 of Final SEIR No. 401) Noise barriers to meet exterior standards are anticipated to be required along Borel Road, west of Pourroy Road; along Pourroy Road at any noise-sensitive uses; along the north side of Murrieta Hot Springs Road, west of Pourroy Road. Exterior noise protection will allow interior standards to be met with closed windows where the barrier breaks the line of sight between the roadway and any habitable interior space. The condition may not necessarily be met, however, if second story bedroom windows at subdivision perimeters overlook the ground floor wall. Enhanced acoustical protection in the form of dual-paned windows may be required at such locations. This evaluation will be conducted in a supplemental acoustical study to be submitted when the tract map is filed with the appropriate agency.</p>	Riverside County Planning Department.	Mitigation measures NOI-1 through NOE-3 provide updated mitigation.
<p>Population and Housing</p> <p>There is no existing housing on the Project site and no displacement of residents or construction of replacement housing would occur. The Project site is located within the approved Rancho Bella Vista Specific Plan, which consists of residential uses. There are no uses included in the proposed Project which would create a demand for additional housing. The Project site is not located within a County Redevelopment Area. The proposed</p>	Not significant.	Significant impacts associated with population and housing would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Population and Housing (cont.) Project would not cumulatively exceed official regional or local populations, as it would result in a reduced population as compared to the previous Project. Because the Project site has already been approved for development, the proposed Project would not induce substantial population growth.</p>				
<p>Public Services Fire Services The previous Project Final SEIR determined that the previous Project, in combination with other projects occurring in the area, may result in a significant impact on the Riverside County Fire Department's ability to serve the area.</p>	<p>Less than significant with mitigation incorporated</p>	<p><u>Mitigation Measures identified in Final SEIR No. 401</u> PUB-1 (page V.C-33, paragraph 7 of Final SEIR No. 401) The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. PUB-2 (page V.C-33, paragraph 8 of Final SEIR No. 401) All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Rancho Bella Vista Specific Plan area.</p>	<p>Riverside County Planning Department.</p> <p>Riverside County Building and Safety Department; Riverside County Fire Department.</p>	<p>Prior to final building inspection.</p> <p>Prior to the issuance of occupancy permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Public Services (cont.)				
Fire Services (cont.)				
		<p>PUB-3 (page V.C-34, paragraph 1 of Final SEIR No. 401) A 6.8 million gallon water storage tank exists on the project site. This reservoir would accommodate adequate water supply for 1,000 gpm/two hour duration fire flow rate. Another water tank is proposed for construction on-site by the Eastern Municipal Water District at some future date. The size of this reservoir is yet to be determined. The pad is graded to accommodate an additional water tank of a size equal to or smaller than the existing water tank.</p>	N/A	N/A
		<p>PUB-4 (page V.C-34, paragraph 2 of Final SEIR No. 401) Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p>	Riverside County Planning Department; Riverside County Fire Department.	Prior to the approval of development plans adjacent to open space.
		<p>PUB-5 (page V.C-34, paragraph 3 of Final SEIR No. 401) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of</p>	Riverside County Fire Department.	Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<u>Public Services (cont.)</u> <u>Fire Services (cont.)</u>		Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration.		
<u>Sheriff Services</u> The previous Project Final SEIR determined that the previous Project, in combination with other projects occurring in the area, may result in a significant impact on the Riverside County Sheriff Department's ability to serve the area.	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No. 401</u> PUB-6 (page V.C-36, paragraph 5 of Final SEIR No. 401) The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to off-set the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region. PUB-7 (page V.C-36, paragraph 6 of Final SEIR No. 401) The project applicant will inform the Crime Prevention Unit of the Sheriffs Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. PUB-8 (page V.C-36, paragraph 7 of Final SEIR No. 401) Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures to be incorporated or considered during site and building layout designs.	Riverside County Planning Department. Riverside County Sheriff Department. Riverside County Planning Department.	Prior to final building inspection. Prior to the issuance of occupancy permits. Prior to the issuance of building permits.
<u>Schools</u> The previous Project Final SEIR determined that the previous Project would generate students in excess of	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No. 401</u> PUB-9 (page V.C-42, paragraph 2 of Final SEIR No. 401) The project applicant will adhere to the.	Riverside County Planning	Prior to final building inspection..

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Public Services (cont.) available capacity at elementary, middle, and high school levels. However, the provision of school on-site mitigated impacts to elementary and middle schools.</p>		<p>provisions of Riverside County Resolution No 94-131 whereby the developer will be required to execute a mitigation agreement with TVUSD prior to project approval. Potential adverse impacts to schools will be mitigated through compliance with the terms of the mitigation agreement executed by the developer and TVUSD.</p> <p>PUB-10 (page V.C-42, paragraph 3 of Final SEIR No. 401) Acquisition of school sites shall occur in accordance with TVUSD policies in effect at the time of development, including but not limited to student generation factors.</p> <p>PUB-11 (page V.C-42, paragraph 4 of Final SEIR No. 401) School sites shall meet the requirements of TVUSD in terms of size, location, access, and absence from environmental constraints. Initial determination of school siting and other district criteria for location within the RANCHO BELLA VISTA Specific Plan shall occur prior to tentative tract map approval.</p> <p>PUB-12 (page V.C-42, paragraph 5 of Final SEIR No. 401) The school sites shall be delivered to TVUSD in at least a rough graded condition with utilities stubbed to the site. Any site improvements made by the developer shall be performed with financial recognition included in the site acquisition process.</p>	<p>Department: Temecula Valley Unified School District.</p> <p>Temecula Valley Unified School District.</p> <p>Temecula Valley Unified School District.</p> <p>Temecula Valley Unified School District.</p>	<p>These measures have already been implemented during previous Phases of the Specific Plan</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Public Services (cont.)</p> <p>Libraries</p> <p>The previous Final SEIR identified a potentially significant impact to library services.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Mitigation Measures identified in Final SEIR No. 401</p> <p>PUB-13 (page V.C-63, paragraph 3 of Final SEIR No. 401) The project shall be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to final building inspection.</p>
<p>Recreation</p> <p>The proposed Project includes the construction of a 6-acre park. The Rancho Bella Vista Specific Plan includes two other park sites - one 6.2-acre active park (PA 13) that has already been constructed and a 27.5-acre passive park (PA 8). Based on the previous Project Final SEIR, the Valley-Wide Recreation and Park District and Quimby Act requirements would be met by the proposed parks within the Rancho Bella Vista Specific Plan. The previous Project Final SEIR determined that impacts associated with parks and recreation would be less than significant. No impact to recreational trails would occur as a result of the proposed Project.</p>	<p>Not significant.</p>	<p>Significant impacts associated with recreation would not occur; therefore, no mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting Responsible Party
<p>Transportation and Traffic</p> <p>For the Existing Plus Project traffic condition, all intersections would operate at an acceptable LOS, with the exception of four intersections. Impacts to the four intersections would be considered significant.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Mitigation Measures from Addendum No. 1 to Final SEIR No 401</p> <p><i>The following measures were added by the Riverside County Transportation Department.</i></p> <p>TRA-1 The Project Applicant shall be responsible for the following improvements:</p> <ul style="list-style-type: none"> SR 79 Winchester Road/Thompson Road – modification of traffic signal for eastbound right turn overlap SR 79 Winchester Road/Benton Road – modification of traffic signal for westbound right turn overlap Pourroy Road/Auld Road – install traffic signal in the ultimate location per Ultimate Geometrics; improve intersection to include one left-turn and one through lane northbound; one shared left/through/right-turn lane southbound; one left-turn lane, one through lane, and one right-turn lane eastbound; and one left-turn lane and two through lanes westbound Butterfield Stage Road/Pourroy Road – improve intersection to include one left-turn lane and one through lane northbound; one left-turn, one through lane, one right-turn lane southbound; one left-turn lane, one shared left-turn/through lane, and one right-turn lane eastbound; and one shared left-turn/through lane/right-turn lane westbound 	<p>Riverside County Transportation Department.</p>
			<p>Prior to the issuance of occupancy permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Transportation and Traffic (cont.)		<ul style="list-style-type: none"> Project Access/Flint Ridge Way – improve intersection to provide one shared left turn/through/right-turn lane northbound, stop-controlled; one shared through-right turn lane eastbound; and one shared left-turn through lane westbound Butterfield Stage Road/Project Access/Buena Ventura Road – Provide a signal and improve intersection to provide one left-turn lane and one through-lane northbound; one left-turn lane and one through lane southbound; one shared left-turn/through lane and one right-turn lane eastbound; and one shared left-turn/through lane and one right-turn lane westbound Pourroy Road/Project Access (West) – improve intersection to provide one left-turn lane and two through lanes northbound; one left-turn lane and two through lanes southbound; one shared left-turn/right-turn lane eastbound; and one shared left-turn/through/right-turn lane westbound Pourroy Road/Project Access (East) – improve intersection to provide two through lanes northbound, two through lanes southbound; and one right-turn lane eastbound 		
For the Project Completion (Year 2017) with Cumulative Projects (without the Clinton Keith Road connection), fourteen study area intersections are projected to operate below LOS D during the peak hours.	Less than significant with mitigation incorporated.			

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
Transportation and Traffic (cont.)		<p>TRA-2 The Project Applicant shall be responsible for the construction of traffic signal(s) at the intersections of:</p> <ul style="list-style-type: none"> SR 79 Winchester Road/Thompson Road - modification of traffic signal for eastbound right turn overlap; improve intersection to provide one left-turn lane and two through lanes northbound; one left-turn lane, two through lanes and one right-turn lane southbound; one left-turn lane, one through lane, and one right-turn lane with overlap signal phasing eastbound; and one left-turn lane and one through lane westbound SR 79 Winchester Road/Benton Road - modification of traffic signal for westbound right-turn overlap; improve intersection to provide two through lanes and one right-turn lane northbound; one left-turn lane and two through lanes southbound; and two left-turn lanes, one through lane, and one right-turn lane with overlap signal phasing westbound 	Riverside County Transportation Department.
			Prior to issuance of the 221 st building permit

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Transportation and Traffic (cont.)		<p>TRA-3 (page V.C-23, paragraph 8 of Final SEIR No. 401) The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:</p> <ul style="list-style-type: none"> • Caltrans, District 8; • The South Coast Air Quality Management District (SCAQMD); • The Riverside Transit Agency (RTA); and • The Riverside County Transportation Commission (RCTC). <p>Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.</p>	Riverside County Transportation Department	
Utilities and Service Systems				
Solid Waste	Less than significant with mitigation incorporated.	<p>Mitigation Measures identified in Final SEIR No. 401</p> <p>UTL-1 (page V.C-55, paragraph 8 of Final SEIR No. 401) The proposed permitted refuse hauler for the project site shall be advised of the efforts</p>	Riverside County Planning Department.	Prior to the issuance of occupancy permits.
The previous Project Final SEIR determined that the previous Project would result in the generation of approximately 7.8 tons				

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Utilities and Service Systems (cont.) (15,546 pounds) of solid waste per day for residential uses, with additional waste generated by the schools within the Specific Plan area. The proposed reduction of 22 units would result in a corresponding reduction in the expected waste stream of approximately 171 pounds per day</p> <p>The proposed Project would also result in a slight decrease in construction waste associated with the Project, due to the reduction in unit count.</p>		<p>the developer will be pursuing relating to recycling and waste reduction (i.e., curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information (e.g., location, materials accepted, etc.) provided in sales literature.</p> <p>UTL-2 (page V.C-55, paragraph 9 of Final SEIR No. 401) The developer shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the County of Riverside Planning Department.</p> <p>UTL-3 (page V.C-55, paragraphs 10-11, and page V.C-56, paragraphs 1-5 of Final SEIR No. 401) The developer shall participate in any established County-wide program to reduce solid waste generation. The elements of this program may include:</p> <ul style="list-style-type: none"> • Developing and distributing brochures on residential recycling, residential source reduction, waste management issues, the importance of using recycled goods, and litter control. • Development of curriculum guides and kits in cooperation with the County and the Temecula Valley Unified School District. • Production of video programs which can be shown on local cable television stations in the project area. 	<p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p>	<p>Prior to the issuance of grading permits.</p> <p>Prior to the issuance of occupancy permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Utilities and Service Systems (cont.)		<ul style="list-style-type: none"> Pursue an environmental labeling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods. Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows. Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County. 		

SUBST CONFORMANCE - SP Case #: SP00184S4

Parcel: 964-080-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC - SPSC description

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2 proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures.

10. EVERY. 2 SPSC - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

ST CONFORMANCE - SP Case #: SP00184S4

Parcel: 964-080-013

10. GENERAL CONDITIONS

10. EVERY. 2 SPSC - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 SPSC - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4 shall be henceforth defined as follows:

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2.

EIR = Addendum No. 1 to Subsequent Environmental Impact Report No. 401

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

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. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-NO GRADING & SUBDIVIDING

RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP#184 S4 - RANCHO BELLA VISTA

RECOMMND

All projects subject to Specific Plan#184 S4 (SP#184 S4) that are proposing plumbing shall be required to obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It shall be the responsibility of each project proponent to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

An Environmental Assessment Phase 1 Study (EA Phase 1 Study) shall be required for projects subject to SP#184 S4. For further information regarding the requirements for an EA Phase 1 study, please contact the Environmental Cleanups Program at (951) 955-8980.

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances. Reclaimed water shall be utilized for irrigation wherever practical to help reduce overall water demand on EMWD's potable water resources.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP184S4 - DO NOT OBJECT

RECOMMND

The District has reviewed this project and does not object to the proposal.

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the SPECIFIC PLAN.

20.PLANNING. 4

SC - CONDITION MODIFIED

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall delete condition 10.PLANNING.09 of the SPECIFIC PLAN (SP00184A2) and replace it with the following:

"The project shall comply with the following mitigation measures, pursuant to the October 5, 2011 review of the Airport Land Use Commission:

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or

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Riverside County LMS
CONDITIONS OF APPROVAL

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 SC - CONDITION MODIFIED (cont.)

RECOMMND

aircraft instrumentation.

Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the permittee shall submit evidence to the County of Riverside Planning Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.

The notice provided by the Riverside County Airport Land Use Commission shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.

Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature."

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCES

RECOMMND

For any implementation projects under this substantial conformance, archaeological monitoring of mass or rough grading shall be required. As a result of previous cultural resources investigations, including resurvey report number PD-A-4730 prepared by Brian F. Smith and Associates, dated January 18, 2012, it has been demonstrated that the project area is sensitive for prehistoric Native American cultural resources.

Prior to the issuance of grading permits for any implementation project, the developer/permit holder shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - CULTURAL RESOURCES (cont.)

RECOMMND

retain and enter into a monitoring and mitigation service contract with a qualified County certified archaeologist for services. This archaeologist shall be known as the Project Archaeologist. The Project Archaeologist, as well as any required Tribal or special interest observer, shall be included in the pre-grade meetings to provide cultural sensitivity training including the establishment of set guidelines for ground disturbance in sensitivie areas with the grading contractors and any required tribal or special interest observers. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavtaion of each portion of the project site including clearing , grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, and similar activities. The Project Archaeologist shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for the identification, evaluation, consultations, and potential recovery of cultural resources in coordination with any required tribal or special interest observers.

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

NOTE:

- 1) The Project Archaeologist is responsible for implmenting CEQA-required mitigation using current standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.
- 2) The monitoring agreement shall not modify any approved condition of approval or mitigation meausre.
- 3) Upon completion of monitoring for any implementation project, the Project Archaeologist shall submit to the County Archaeologist for review and acceptance a Phase IV Archaeology Monitoring Report pursuant to the County's current requirements.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - TRIBAL OBSERVER

RECOMMND

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

Prior to the issuance of any grading permits for mass or rough grading, the developer/permit holder shall enter into an agreement with the Temecula Band of Luiseno Mission Indians (Pechanga) for tribal observation services. This group shall be known as the Tribal Observer for this project. The agreement shall address the protocols for consultation, treatment, and ultimate disposition of any Native American cultural resources including repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site when archaeological monitoring is occurring which may include during clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, and similar activities. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities in coordination with the Project Archaeologist, to allow for tribal consultation in the event that cultural resources associated with Native Americans are uncovered. The developer/permit holder shall submit a copy of the fully executed tribal observation agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTES:

- 1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using current standard professional practices for cultural resources archaeology, and shall consult with the County, tribal observer, and developer/permit holder throughout the process.
- 2)Tribal observation does not replace any required cultural resources archaeology monitoring by the Project Archaeologist but rather serves to facilitate tribal consultation for tribal interests only.
- 3)The tribal observer agreement shall not modify any approved condition of approval or mitigation measure.
- 4)The developer/permit holder shall contact the Planning

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - TRIBAL OBSERVER (cont.)

RECOMMND

Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been promulgated. The developer/permit holder shall demonstrate a reasonable good-faith effort to secure the tribal observation agreement.

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 to ensure full documentation of all recovered cultural materials in the Phase IV Archaeological Monitoring Report. Should curation be preferred, the developer/permit holder shall be responsible for all curation costs.

30.PLANNING. 3 SP - CULTURAL RESOURCES REPORT

RECOMMND

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

Prior to final inspection of the first building permit, the Project Archaeologist to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report to the County Archaeologist for review and acceptance. These reports shall comply with the current standards for such reports. The report shall include evidence of the required cultural sensitivity training held during the pre-grade meetings, including tribal observer participation, held for construction staff. The Planning Department shall review the report to determine adequate mitigation compliance reporting. Provided the report is adequate, the Planning Department shall clear this condition.

30.PLANNING. 4 SP - PALEO PRIMP & MONITOR

RECOMMND

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

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING. 5 SP - PALEO MONITORING REPORT RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - PALEO MONITORING REPORT (cont.)

RECOMMND

on the implementing project:

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 6 SP - ECS PALEO

RECOMMND

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

"An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ECS PALEO (cont.)

RECOMMND

inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

30.PLANNING. 7 SP - GEO02283

RECOMMND

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

"County Geologic Report (GEO) No. 2283, submitted for this project (TR36376), was prepared by GeoSoils, Inc and is entitled: "100-Scale Grading Plan Review and Updated Seismic and Foundation Design parameters, Tract 36376 (Formerly Tentative Tract 31804), Rancho Bella Vista, Murrieta Hot Springs Area, Riverside County, California", dated October 20, 2011. This report was submitted as an update to the formerly approved GEO01554 prepared for TR31804.

GEO02283 concluded the conclusions and recommendations contained in the previously prepared geotechnical reports referenced in Appendix A of the October 20, 2011 GeoSoils report (including the report submitted under GEO01554) remain pertinent and applicable to TR36376, unless specifically superseded in GEO02283 (GeoSoils October 20, 2011). Hence, the conclusions and recommendations contained within GEO01554 are reproduced below for convenience:

GEO No. 1554 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 within the project site.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - GEO02283 (cont.)

RECOMMND

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 Spring fault is located south of the project.

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.

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.

9.Area of anticipated blasting are located in the east and southeast portions of the site as delineated on Plate 1 Geotechnical Map in the above referenced report.

GEO No. 1554 recommended:

1.The alluvial material will need to be removed and recompacted as part of the site grading operations.

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

Specific findings under GEO02283, in addition to and or instead of those made in GEO01554, are as follows:

1.Due to the relatively shallow depth to bedrock, and proposed removals of all alluvium, the potential for liquefaction is very low.

2.Foundation design should be based on 2010 CBC and may include the need for post-tensioned foundations

GEO02283 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO02283 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - GEO02283 (cont.) (cont.)

RECOMMND

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.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP184S4/TS DESIGN

RECOMMND

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

Signals not eligible for fee credit:

SR-79 (NS) at Thompson Road (EW) (modification of traffic signal for eastbound right-turn overlap)

SR-79 (NS) at Benton Road (EW) (modification of traffic signal for westbound right-turn overlap)

Pourroy Road (NS) at Auld Road (EW)

Butterfield Stage Road (NS) at Project Access 2/Buena Ventura Road (EW) (design and construction of signal shall be per Ultimate Geometrics shown on Butterfield Stage Road exhibit prepared by Rick Engineering dated, December 13, 2011)

or as approved by the Transportation Department.

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

30.TRANS. 2 SP - SP184S4/TS GEOMETRICS

RECOMMND

The intersection of Pourroy Road (NS) at Auld Road (EW) shall be improved to provide a traffic signal and the following geometrics:

Northbound: one left-turn lane, one through lane

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

Eastbound: one left-turn lane, one through lane, one right-turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP184S4/TS GEOMETRICS (cont.)

RECOMMND

Westbound: one left-turn lane, two through lanes

The intersection of Butterfield Stage Road (NS) at Pourroy Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lanes, one right-turn lane

Eastbound: one left-turn lane, one share left-turn/through lane, one right-turn lane

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

NOTE: The project proponent shall design and bond for the interim geometrics improvements prior to recordation of any phase of the map. The project proponent shall install the interim geometric improvements prior to recordation of the Phase 2 map. This improvement shall be coordinated with the County's improvement project B50675.

The intersection of Project Access (NS) at Flint Ridge Way (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
- stop controlled

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one shared left-turn/through lane

The intersection of Butterfield Stage Road (NS) at Project Access/Buena Ventura Road (EW) shall be improved to provide a signal and the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

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

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

NOTE: This improvement shall be coordinated with the County's improvement project B50675.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP184S4/TS GEOMETRICS (cont.) (cont.) RECOMMND

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

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

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

or as approved by the Transportation Department.

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

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

30.TRANS. 3 SP - SP184S4/TS INSTALLATION 1 RECOMMND

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

Signals not eligible for fee credit:

Pourroy Road (NS) at Auld Road (EW)
Butterfield Stage Road (NS) at Project Access 2/Buena Ventura Road (EW) (design and construction of signal shall be per Ultimate Geometrics shown on Butterfield Stage Road exhibit prepared by Rick Engineering dated December 13, 2011)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP184S4/TS INSTALLATION 1 (cont.) RECOMMND

requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 3 SP - SP184S4/TS INSTALLATION 2 RECOMMND

Prior to the issuance of the 221st building permit, the project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

SR-79 (NS) at Thompson Road (EW) (modification of traffic signal for eastbound right-turn overlap)

SR-79 (NS) at Benton Road (EW) (modification of traffic signal for westbound right-turn overlap)

The geometrics associated with the signal modifications of the signals above are as follows:

The intersection of SR-79 (NS) at Thompson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes

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

Eastbound: one left-turn lane, one through lane, one right-turn lane with overlap signal phasing

Westbound: one left-turn lane, one through lane

The intersection of SR-79 (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, one right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: two left-turn lanes, one through lane, one right-turn lane with overlap signal phasing.

TENTATIVE MAP Tract #: TR36376

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of Specific Plan No. 184, Amendment No. 2, Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36376 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-11) for Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-11) for Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT L = Preliminary Landscaping Plan (Sheets 1-13) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette, Landscape Concept Theory, Maintenance Authority Letter and Proposed Park Amenities (Sheets 1-55) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

APPROVED EXHIBIT M = Preliminary Landscaping Maintenance Plan (Sheets 1-5) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

APPROVED EXHIBIT P = Phasing Map for Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT W = Wall and Fence Plan (Sheets 1-5) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

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

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10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 MAP-NPDES INSP(MM HYD-1&-2) RECOMMND

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

Construction activities including but not limited to

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP-NPDES INSP(MM HYD-1&-2) (cont.)

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

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

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10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILD & SAFETY PLNCK RECOMMND

The applicant shall submit building plans for review, approval and permit issuance prior to the construction of any structures and/or buildings, or the placement of any equipment on the property.

All building plan submittals shall comply with current adopted California Building Codes and Riverside County Ordinances.

All building department plan submittal and fee requirements shall apply.

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E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36376 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies. Please note that any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 RETENTION BASINS-NO VECTORS RECOMMND

All proposed retention basins must be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

The Department of Toxic Substance Control and County of Riverside, Environmental Cleanups Program (ECP) shall be contacted immediately if previously unidentified contamination or the presence of naturally occurring hazardous substances are discovered at the site. Additional assessment, investigation, and/or cleanup may be required. For further information, please contact ECP at (951) 955-8980.

FIRE DEPARTMENT

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

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

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

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

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

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/09/12 RECOMMND

Tract Map No. 36376 is a proposal to subdivide 143 acres into 446 lot single residential family development. The site is located in the Santa Gertrudis Valley area on the southwest corner of Allen Road and Pourroy Road/Butterfield Stage Road. Related cases include Rancho Bella Vista Specific Plan (SP 184) and TR31804. TR31804 was previously reviewed for this project site and it appears this project replaces TR31804. This project is Planning Area (PA) 1, 2, 4, 5, and 6A-6C of SP184.

OFFSITE DRAINAGE ISSUES

Tucalota Creek bisects the center of the property traversing from east to west with a 100-year flowrate of approximately 5780 cubic feet per second (cfs). This creek also serves as the outlet for Lake Skinner, draining several-square-mile watershed. During major flood events, the creek can be expected to crest for a long period of time due to the damping effect of the reservoir. The developer proposes to avoid encroaching into the creek and leave it as open space with no maintenance and/or clearing of growth expected. Existing and proposed condition floodplain studies were analyzed in the "Hydraulic Analysis for Butterfield Stage Road Bridge Crossing Tucalota Creek at Rancho Bella Vista - Phase 3 Tract 36376", dated October 19, 2011. This floodplain delineation serves to determine impacts to adjacent property as a result of the project and to determine limits of encroachment. The existing condition study, which defines the baseline limits of the before project floodplain limits, are based on the current condition (Manning's n values of 0.075 in Tucalota Creek and 0.045 on the overbanks). The proposed condition floodplain limits determined in the floodplain analysis are based on the long-term proposed condition with impacts after vegetation is established and not maintained (Manning's n value = 0.1). The existing and proposed conditions are adequate floodplain modeling for the tentative stage of development, and therefore, a more refined study shall be submitted at the plan check stage. The tract shall be designed to avoid encroachment into the

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10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 4/09/12 (cont.)

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floodplain, based on a refined study to be provided at the improvement plan stage; thus manufactured fill slopes and lots shall be kept clear of the floodplain.

In addition, as part of the extension of Butterfield Stage Road through the project, a 128' wide bridge is proposed to be constructed over Tualota Creek. A bridge crossing is assumed in the above mentioned study, however, the ultimate bridge configuration (cross-sections or detailed information) and resulting encroachment into the floodplain has not been provided to the District. The impacts of the encroachment into the floodplain caused by the bridge on upstream properties shall be investigated at the improvement plan stage. Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

Additionally, offsite watercourses to the north and to the east impact the property. Currently the property receives runoff from approximately 340 acres to the north, concentrated from several watercourses and eventually confluencing into Tualota Creek. Tract Map 28695, a single family residential development to along the north boundary of this development, collects the bulk of these flows and has an approximate tributary area of 325 acres and a 100-year flowrate of approximately 510 cfs. This offsite flow would be collected and conveyed in an open space lot (Lot Y) and is discharged into Tualota Creek. Cross sections and normal depth calculations were submitted to the District for this open space to prove its conveyance capacity.

The tract's southeastern corner is also impacted by a watercourse draining 230 acres with a 100-year flowrate of 293 cfs. This watercourse travels along the tract's southern boundary in an open space lot (Lot AA) and converges with Tualota Creek.

ONSITE DRAINAGE ISSUES:

Under current conditions, flows from approximately 33 acres of onsite tributary area leave the property in twin watercourses draining to the west and eventually confluencing with Tualota Creek after traversing through adjacent property. The proposed condition collects the

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10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/09/12 (cont.) (cont.) RECOMMND

majority of the onsite runoff and conveys it to a detention/water quality basin proposed at the southwest corner of the development shown on the exhibit as Lot B. Approximately 1.3 acres of the westerly slopes of the project (Lot D) drain to the west onto adjacent property. Thus, the approximate 40 acres (which includes flow that use to flow onto adjacent property) of the development drains westerly through Basin 2 (Lot B), outletting flows into Tualota Creek at the property limits. Since this flow is directly discharged into Tualota Creek, the District finds this proposal to be acceptable. Additionally, since Tualota Creek is considered an adequate outlet and since the entire site drains into Tualota Creek, the District will not require mitigation for increased runoff.

The majority of the site, including Butterfield Stage Road, drains to one of five (5) proposed detention/water quality basin prior to discharging directly to Tualota Creek or one of the adjoining streams mentioned above. Tualota Creek will not be maintained but access roads are proposed for maintenance of adjoining drainage facilities and basins. The basins shall be design to meet the District's embankment design requirements and the manufactured slope shall be outside the floodplain.

WATER QUALITY:

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, five (5) basins (including the park area) are proposed. The approximately 1.3 acres of westerly slopes area will incorporate site design and source control to mitigate water quality impacts from that area. Treatment control Best Management Practices (BMPs) will be required to offset the development's Hydrologic Conditions of Concern (HCOC) and water quality impacts. Basins shall be sized to address the sum of the two volumes. As shown, the water quality basins may not have enough volume to accommodate both water quality and HCOC volumes. The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. Additional volume may be required from the basin which will be addressed at the final improvement plan stage.

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10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/09/12 (cont.) (cont.) RECOMMND

The applicant is advised that this project could be required to comply with the latest WQMP and Hydromodification Management Plan (HMP) provisions if the tract does not start grading or construction prior to the implementation of the latest Santa Margarita MS4 permit.

A viable maintenance mechanism for the basins will be required. Generally, this would mean a CSA, landscape district, or parks agency. Residential homeowner associations are discouraged.

This site is located within the bounds of the Santa Gertrudis Valley/Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

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10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

10.FLOOD RI. 20 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

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

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10.FLOOD RI. 20

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

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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 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 indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMA (MM CUL-4)

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