

TRACT MAP Tract #: TR36376

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - IF HUMAN REMA (MM CUL-4) (cont.)

RECOMMND

project:

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

10.PLANNING. 2

MAP - INADV ARCHAEO (MM CUL-3)

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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10.PLANNING. 2 MAP - INADV ARCHAEO (MM CUL-3) (cont.) RECOMMND

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 MAP - GEO02283 RECOMMND

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.

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

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10.PLANNING. 3 MAP - GEO02283 (cont.)

RECOMMND

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, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02283 (cont.) (cont.) RECOMMND

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. 4 MAP - LANDSCAPE REQUIREMENTS RECOMMND

The developer/ permit holder shall:

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

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

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

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - FEES FOR REVIEW (cont.) RECOMMND

appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone (SP00184).
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet if adjacent to the Tocalota Creek, a park, a school site, or an open space area designated in Specific Plan No. 184A2. Otherwise, the rear yard setback is 15 feet for Planning Areas 1 and 5, and 20 feet for Planning Area 2.
- f. The minimum average width of each lot is 45 feet for Planning Areas 1 and 5, and 60 feet for Planning Area 2.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 4,500 square feet for Planning Areas 1 and 5, and 6,000 square feet for Planning Area 2.
- i. No more than 60% of the lot shall be covered by structure.
- j. 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.

CHIMNEYS AND FIREPLACES SHALL BE ALLOWED TO ENCROACH INTO SIDE YARDS A MAXIMUM OF TWO FEET (2') EXCEPT AS ALLOWED BY

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

SECTION 18.19. OF ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 10 MAP - NPDES COMPLIANCE (1) RECOMMND

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.

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) RECOMMND

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

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.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 15

MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development which shall be in substantial conformance with APPROVED EXHIBITS B and C.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan and shall be in substantial conformance with APPROVED EXHIBITS B and C.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases and shall be in substantial

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

conformance with APPROVED EXHIBITS L, L-1 and M.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation and Planning Departments which shall be in substantial conformance with APPROVED EXHIBITS L, L-1 and M.

5. Each phase shall have a separate wall and fencing plan and shall be in substantial conformance with APPROVED EXHIBIT W.

6. Entry monument plan which shall be in substantial conformance with APPROVED EXHIBITS L and L-1 and with SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2

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

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the design standards and guidelines of Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2 and the Countywide Design Guidelines adopted January 13, 2004.

10.PLANNING. 17 MAP - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 18 MAP - ALUC LIGHTING (MM HAZ-1) RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ALUC USES (MM HAZ-2)

RECOMMND

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 aircraft instrumentation.

10.PLANNING. 20 MAP - ALUC NOTICE (MM HAZ-4)

RECOMMND

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.

10.PLANNING. 21 MAP - ALUC LANDSCAP (MM HAZ-5)

RECOMMND

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.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/CONDITIONS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/CONDITIONS (cont.)

RECOMMND

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

I-215 Northbound 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)

SR-79 (NS) at:
Scott Road (EW)
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
La Alba Drive (EW)
Hunter Road (EW)
Robert Trent Jones Parkway (EW)
Murrieta Hot Springs Road (EW)
Nicolas Road (EW)
Margarita Road (EW)

Briggs Road (NS) at:
Auld Road (EW)

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

Town View Avenue (NS) at:
Murrieta Hot Springs Road (EW)

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

Project Access (NS) at:
Flint Ridge (EW)

Pourroy Road (South) (NS) at:
Auld Road (EW)
Project Access/Buena Ventura Road (EW)
Project Access (West) (EW)
Project Access (East) (EW)
Promontory Parkway (EW)
Murrieta Hot Springs Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND

Pourroy Road (North) (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 service.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT

RECOMMND

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

10.TRANS. 8 MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.) RECOMMND

approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - HCP COMPLIANCE RECOMMND

Prior to map recordation the applicant shall provide documentation that all conservation and mitigation requirements related to the Rancho Bella Vista Habitat Conservation Plan have been met, and approved by the wildlife agencies.

50.EPD. 2 MAP - MITIGATION BONDING RECOMMND

Prior to map recordation, the applicant shall provide documentation that the appropriate bonds are in place for all biological restoration, including the restoration of Pourroy Road.

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

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50. PRIOR TO MAP RECORDATION

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP PERMISSION FOR WS RISE RECOMMND
Any increase to water surface elevation outside of the
limits of the project would require permission from
adjacent properties for such impact.

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. 3 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND

stating, "Drainage easements shall be kept free of buildings and obstructions".

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 AD 161 RECOMMND

It should be noted that this project is located within the limits for the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that the project is located

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP AD 161 (cont.) RECOMMND

within the limits of the Assessment District (AD) 161, and as such, is subjected to special taxes levied by this 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 Administration of Area Drainage Plans", all such properties are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

However, to be exempt the applicant shall provide the District with a letter from the AD stating that the project is within the AD boundaries and is exempt from that portion of the ADP fee.

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 BMP MAINTENANCE & INSPECT RECOMMND

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

50.FLOOD RI. 11 MAP SHOW FLOODPLAIN ECS RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP FLOODPLAIN ANALYSIS RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n value = 0.1), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

50.FLOOD RI. 13 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 - ECS PALEO RECOMMND

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 inspection."

50.PLANNING. 2 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"A County Archaeological Report was prepared for the Rancho

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50.PLANNING. 2 MAP- ECS NOTE ARCHAEOLOGICAL (cont.) RECOMMND

Bella Vista Specific Plan No. 184 and archaeological resurvey number PD-A-4730, conducted by Brian F. Smith and Associates, dated January 18, 2012, which are on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions (archaeological monitoring) based on the results of these reports, and potential feature relocations as a result of tribal consultation."

50.PLANNING. 3 MAP- 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 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.

50.PLANNING. 4 MAP- LANDSCAPE COMMON AREA RECOMMND

- The developer/ permit holder shall:
- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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50.PLANNING. 4 MAP- LANDSCAPE COMMON AREA (cont.)

RECOMMND

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

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

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

50.PLANNING. 5 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 6 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 7 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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50.PLANNING. 7 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All residential lots on the FINAL MAP shall have a minimum lot size of 4,500 square feet net for Planning Areas 1 and 5, and 6,000 square feet net for Planning Area 2.

C. All residential lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan (SP00184S4).

D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

E. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 8 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7770 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 designations and/or zones ultimately applied to the property.

50.PLANNING. 10 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 Park District.

50.PLANNING. 11 MAP - REC/PARK DIST CLEARANCE RECOMMND

A clearance letter from the Valley-Wide Recreation and Park District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 6, 2012.

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50.PLANNING. 12 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 Park District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a 12 foot (12') wide multi-purpose trail along the west side of Butterfield Stage Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 14 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a 12 foot (12') wide multi-purpose trail along the west side of Butterfield Stage Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the multi-purpose trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 16 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. 17 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:

"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___."

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

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

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

50.PLANNING. 27 MAP - ECS NOTE DAM INUNDATION RECOMMND

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.

This condition implements Condition Of Approval No. 30.PLANNING.06 of the SPECIFIC PLAN (SP00184A2).

50.PLANNING. 28 MAP - ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the west of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to

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50.PLANNING. 28 MAP - ECS NOTE AIRPORT (cont.) RECOMMND

or from the French Valley Airport."

50.PLANNING. 30 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 16-39, 66-72, 77-82, 180, 226-239, 246-261, 277-282, 326-337, 406, 407, 437, 438, BB, K, N, O, T, X and Z, 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 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. 31 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of

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50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

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. 32 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. 36 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 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

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50.PLANNING. 36

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

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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 the TENTATIVE Map, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the 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

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50.PLANNING. 36 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

50.PLANNING. 37 MAP - COMMON AREA MAINTENANCE RECOMMND

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.

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.

The maintenance organization shall be established prior to

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50.PLANNING. 37 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

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.).

This condition implements Condition Of Approval No. 30.PLANNING.14 of the SPECIFIC PLAN (SP00184A2).

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN (MM TRA-1) 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.

50.TRANS. 2 MAP - TS/GEOMETRICS (MM TRA-1) 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

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50.TRANS. 2 MAP - TS/GEOMETRICS (MM TRA-1) (cont.) RECOMMND

 right-turn lane
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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50.TRANS. 2 MAP - TS/GEOMETRICS (MM TRA-1) (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 lane
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.

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

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

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

Lot access shall be restricted on Butterfield Stage Road and Pourroy Road and so noted on the final map.

50.TRANS. 5 MAP - STRIPING PLAN RECOMMND

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

06/06/12
09:33

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50.TRANS. 5 MAP - STRIPING PLAN (cont.) RECOMMND
unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND
The street design and improvement concept of this project shall be coordinated with Capital Improvement Project B50675. Please contact Plan Check Section at (951) 955-6527.

50.TRANS. 8 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. 9 MAP - RIV. TRANSIT AUTHORITY RECOMMND
The land divider shall comply with the Riverside Transit Authority standards for proposed bus turnout.

50.TRANS. 10 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. 11 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. 12 MAP - LIGHTING PLAN RECOMMND
A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in

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50.TRANS. 12 MAP - LIGHTING PLAN (cont.) RECOMMND

Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 13 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 along Butterfield Stage Road, Pourroy Road, entry street "A", and entry street "W".
- (2) Streetlights.
- (3) Bridge lights.
- (4) Traffic signals per 90.TRANS.1 condition.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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

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

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50.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 14 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. 15 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 Butterfield Stage Road, Pourroy Road, entry street "A", and entry street "W".

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 (and/or trails) 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.

50.TRANS. 16 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

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50.TRANS. 16 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 18 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 19 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 20 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. 21 MAP - DEDICATION RECOMMND

Butterfield Stage Road along project boundary from Pourroy Road to Buena Ventura Road is designated as an Arterial Highway and shall be improved with 42' to 45' half-width AC

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50.TRANS. 21 MAP - DEDICATION (cont.)

RECOMMND

pavement, 8" concrete curb and gutter, 8" raised curbed median as determined by the Director of Transportation within the 117'-131' full-width dedicated right-of-way in accordance with County Standard No. 92, page (1 of 2) and (2 of 2). (42'-45' AC pavement/117'-131' right-of-way) (Modified for reduced half-width improvements from 43'-55' to 42'-45' and reduced full-width right-of-way from 128'-141' to 117'-131'.)

NOTE:

1. A 5' sidewalk shall be constructed within the 21' parkway.

2. Cash-in-lieu of construction of half of the 8" raised curb landscaped median (from Buena Ventura Road to the southerly project boundary) shall be paid as directed by the Director of Transportation.

3. Prior to recordation of Phase I of TR36376 map, the Developer shall submit:

a. The design of Butterfield Stage Road and Tocolata Creek Bridge improvements (along the project boundary) to the Transportation Department.

b. Bond shall be in place for the cost of the construction of the half-width Butterfield Stage Road, and full-width of Tocolata Creek Bridge.

c. The design shall be coordinated with County improvement project number B50675.

4. Prior to recordation of Phase II, Butterfield Stage Road along tract boundary from Pourroy Road to Buena Ventura Road shall be improved and opened for the public's use.

5. The existing right-of-way of Pourroy Road shall NOT be vacated until such time as the new Pourroy Road and Butterfield Stage Road are constructed and opened for the public's use.

Butterfield Stage Road along project boundary from Pourroy Road to southerly project boundary is designated as an Arterial Highway and shall be improved with 43' half-width

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50.TRANS. 21

MAP - DEDICATION (cont.) (cont.)

RECOMMND

AC pavement, 8" concrete curb and gutter, 8" raised curbed median as directed by the Director of Transportation as shown on Amended Exhibit No. 2 dated January 30, 2012 within the 64' to 128' dedicated right-of-way in accordance with County Standard No. 92(43' half-width AC pavement/64'-128' right-of-way).

NOTE:

1. A 5' sidewalk shall be constructed within the 21' parkway(on project side).
2. The improvements of this condition shall be constructed by the County's Transportation Improvement Project: B50675.

Prior to the recordation of Phase II, Butterfield Stage Road bridge section over Tucolata Creek is designated as an Arterial Highway and shall be improved with 94' full-width AC pavement or as determined by the Director of Transportation, 8" concrete curb and gutter, 4' wide painted median within the 128'full-width dedicated right-of-way in accordance with County Standard No. 117, Ordinance 461, (94'/128'). (Modified for reduced improvement from 106' to 94'.)

NOTE:

1. A 10' sidewalk on west side of the centerline of the bridge and an 8' sidewalk on the east side of the centerline shall be constructed as shown on exhibit dated January 25, 2012 and/or as approved by the Director of Transportation.
- 2.The design of the bridge shall provide provisions for the installation of a future raised median.
3. Prior to advertisement of the Butterfield Stage Road bridge improvement project, the project proponent shall enter into an agreement with the County for reimbursement of half the bridge improvement. The project proponent shall comply with the provisions of 60.TRANS.1 to process the reimbursement of the bridge.
Street "W" (Entry Street) designated as a public Entry Street shall be improved with 46' full-width AC pavement and 6" concrete Curb and gutter within the 76 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased improvements

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50.TRANS. 21 MAP - DEDICATION (cont.) (cont.) (cont.) RECOMMND

from 44' to 46' AC pavement and increased right-of-way from 74' to 76'.)

NOTE:

1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

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

3.The nose of median shall be 35' radial from the flow line.

Street "B" (from project boundary to street "C") is designated as a public local street and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60') (Modified for sidewalk to be constructed adjacent to curb line to match up existing improvement on Westridge Drive.)

NOTE: A 5' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

Street "W" (from street "Y" to street "V") along project boundary is designated as a public local street and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter 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 right-of-way line within the 10' parkway.

All other interior streets are designated as a public local street and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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50.TRANS. 21 MAP - DEDICATION (cont.) (cont.) (cont.) (conRECOMMND

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

50.TRANS. 22 MAP - EXISTING MAINTAINED RECOMMND

Pourroy Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 64 foot full-width AC pavement, 8" concrete curb and gutter, 4 foot of 8" raised curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 88' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64'/88') (Modified for construction of 4' wide raised curbed landscaped median.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 12' parkway.

2. A 4' wide and 8" raised curb landscaped median (from Butterfield Stage Road to street "W") shall be constructed at the centerline of the street and as directed by the Director of Transportation.
3. A bus turnout shall be constructed per Riverside Transit Authority recommendation and County Standard No. 814, Ordinance 461.
4. Driveways shall be constructed in accordance with County Standard No. 207A.
5. Prior to recordation of Phase II of TR36376 Pourroy Road along tract boundary shall be improved and opened for public use.

50.TRANS. 23 MAP - R-O-W DEDICAITON RECOMMND

Sufficient public street right-of-way along Butterfield Stage Road (project boundary of TR36376) shall be conveyed for public use to provide a 117' to 131 foot full-width dedicated right-of-way per County Standard No. 92, Ordinance 461. (Page 1 of 2 and 2 of 2), (Modified for reduced right-of-way from 128'-141' to 117'-131'.) Sufficient public street right-of-way along new Pourroy Road (project boundary of TR36376) shall be conveyed for

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50.TRANS. 23 MAP - R-O-W DEDICAITON (cont.) RECOMMND

public use to provide a 88 foot full-width dedicated right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 100' to 88'.)

Note: The existing right-of-way of Pourroy Road (along Phase I) shall NOT be vacated until such time the new Pourroy Road and Butterfield Stage Road are constructed and opened for the public use. At that time the Developer shall file a vacation application to the County Survey Division.

50.TRANS. 24 MAP- VACATION RECOMMND

The existing right-of-way of Pourroy Road (along Phase I) shall NOT be vacated until such time the new Pourroy Road and Butterfield Stage Road are constructed and opened for public use. At that time, the Developer shall file a vacation application to the County Survey Division.

50.TRANS. 25 MAP-PRIMARY/SECONDARY ACCESS RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way for any phase to provide for two paved access roads to a paved and maintained road.

Said access roads shall be constructed with 32' AC pavement, minimum, within a 60' dedicated right-of-way to provide for a primary and secondary access circulation as required by Ordinance 460, Section 3.2I.

50.TRANS. 26 MAP - BONDING FOR PARK RECOMMND

Prior to map recordation, the project proponent shall bond for the Active Park proposed in Planning Area 4 as detailed in the Specific Plan document (SP00184S4). The bonding shall be for 120% of the estimated costs based on preliminary design plans approved by Valley-Wide Recreation & Park District and the Transportation Department.