

CT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10. PLANNING. 4

MAP - GEOLOGIST'S COMMENTS (cont.)

RECOMMND

6 feet below designed grades.

"Construction debris, oversized rock material and medium vegetation growth overlay the site.

"Structures should be designed to accommodate 3 inches differential settlement in 40 feet.

"The majority of the site is underlain by engineered fill.

"Additional geotechnical studies were recommended by the former project consultant (GMU) prior to "remaining mass grading or further rough grading".

GeoTek, Inc.'s November 9, 2011 report recommended:

1. The degraded zone of near surface engineered fill (about 1 to 2.5 feet) should be reprocessed and brought to typical fill standards.

2. The areas of the site, northern portion and adjacent to the granitic rock in the southwest, should be provided with a minimum of 3 feet of engineered fill either by elevating from existing grades or removal and recompaction.

3. GMU's prediction of 3 inches of differential settlement in any 40 foot span appears to be rather high and should be evaluated through additional studies.

4. A more extensive updated report to address, current code condition, recommended removals and settlements.

The Geotek, Inc. letter is herein accepted for CEQA/Planning purposes for this tract map. An environmental constraints sheet (ECS) shall be prepared relative to the existing mass graded site conditions, as described elsewhere in this conditions set. Additional studies shall be required prior to issuance of grading permits as indicated elsewhere in this conditions set.

It should be noted that, although the previous site consultant indicated a recommended structural design for settlement of 3 inches in 40 feet, Riverside County does not accept site grading that would result in a potential settlement of 3 inches in 40 feet. Hence, should the additional studies indicate a settlement of 3 inches in 40 is a potential hazard, site re-grading and/or geotechnical solutions will be required to render the site to a condition of no more than 2 inches in 40 feet settlement under seismic conditions.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES INEFFECT

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

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. 5 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas that alters the land use designation or density category of any Planninf Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty 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. 6 SP - PA 12 SCHOOL ACCEPTANCE INEFFECT

If within two (2) years of approval of the final map (or the last phase if the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

CT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - NO OFFSITE SIGNAGE

RECOMMND

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

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. 12 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Specific Plan No. 293 (Winchester Hills), Planning Area 19.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). the setback shall be measured from the top of curb within the alley or similar type of access.
- g. The minimum average width of each lot is 40 feet.
- h. The maximum height of any building is 35 feet.
- i. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,600 square feet.
- j. No more than 60% of the lot shall be covered by a one story building and no more than 50% for a two story building.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE SPECIFIC PLAN NO. 293, AMENDMENT NO. 5 (SP00293A5) DESIGN STANDARDS AND GUIDELINES.

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.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

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

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the Design Standards and Guidelines of Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

TENTATIVE MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 19 MAP - M/M PROGRAM (GENERAL)

RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

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/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

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

the project is exempt from traffic study requirements.

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.

10.TRANS. 7 MAP - CFD 05-1 RECOMMND

The subject property of TR36288 was included in the formation of CFD 05-1, and was originally described as APNs 461-160-032 and 461-160-033 in the CFD formation documents. CFD 05-1 did not finance any mitigation fees and as a result no fee credits are to be given for the subject property's participation in the CFD. The subject property shall continue to participate in CFD 05-1.

CT MAP Tract #: TR36288

Parcel: 461-160-044

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 3 MAP - SUBMIT FINAL DOCUMENTS

RECOMMND

WITHIN 60 DAYS AFTER PROJECT APPROVAL:

One (1) hard copy and one (1) electronic copy of the final SPECIFIC PLAN (SP) documents shall be submitted to the Planning Department. The documents shall include all the items listed in the condition titled "SP - Documents".

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY

MET

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

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to teh Planning Department Engineering Geologist for review and approval.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

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

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - DURATION OF SP VALIDITY

MET

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5

SP - SUBMIT FINAL DOCUMENTS

MET

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- Executive Office - CSA Administrator 2 copies

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

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

Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT MET

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

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

30.PLANNING. 9 SP - ARCHAEO STUDY REQD MET

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

"PRIOR TO PROJECT APPROVAL, an archaeological study shall be submitted to the Planning Department for review and approval."

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

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11

SP - ADDENDUM EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 12

SP - EA REQUIRED

MET

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - SUPPLEMENT TO EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 14

SP - SUBSEQUENT EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUBSEQUENT EIR (cont.)

NOTAPPLY

not required."

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS

MET

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 16 SP - AMENDMENT REQUIRED

NOTAPPLY

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 17 SP - PARK AGENCY REQUIRED MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

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

30.PLANNING. 19 SP - PA PROCEDURES MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19

SP - PA PROCEDURES (cont.)

MET

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 20

SP - COMMON AREA MAINTENANCE

MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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

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

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE (cont.) MET

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

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

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

TENTATIVE MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 21

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

NOT APPLY

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA

MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

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

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

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

MET

submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

30.PLANNING. 28 SP - SKR FEE CONDITION MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

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

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - SCHOOL MITIGATION MET

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

"PRIOR TO BUILDING PERMITS, impacts to the ___ School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED (cont.) MET

TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

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

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

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

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION MET

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

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - INFRASTR. PARTICIPATION (cont.)

MET

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30.PLANNING. 36

SP - PA 28B PARK AGREEMENT

MET

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT (cont.) MET

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP293A5/TS CONDITIONS INEFFECT

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

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

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

Briggs Road (NW) at:

Grand Avenue (EW)
Simpson Road (EW)

Olive Avenue (EW)

Patton Avenue (EW)
Holland Road (EW)

La Ventana Road (NS) at:

Simpson Road (EW)
Olive Avenue (EW)

La Ventana Loop Road (NS) at:

Patton Road (EW)

Leon Road (NS) at:

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A5/TS CONDITIONS (cont.)

INEFFECT

Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:
Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton 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.

30.TRANS. 2 SP - SP293A5/TS IMPROVEMENTS

INEFFECT

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP293A5/WRCOG TUMF DEFERRED

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

30.TRANS. 4 SP - SP293A5/TRAF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5 SP - SP293A5/TS INSTALLATION INEFFECT

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

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road

CT MAP Tract #: TR36288

Parcel: 461-160-044

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP293A5/TS INSTALLATION (cont.)

INEFFECT

- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 6 SP - SP293A5/TRAFFIC STUDY REQ

NOTAPPLY

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 MAP-#88-ECS-AUTOMATIC GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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,

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

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

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4 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.

FLOOD RI DEPARTMENT

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

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

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

DISTRICT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5

MAP WRITTEN PERM FOR GRADING

RECOMMND

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

50.FLOOD RI. 6

MAP ENCROACHMENT PERMIT REQ

RECOMMND

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

50.FLOOD RI. 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.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 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

MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.)

RECOMMND

to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 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. 2 MAP - ECS PREVIOUSLY GRADED

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the project site has been previously graded and that additional site grading and/or removal and recompaction is required. In addition, a note shall be placed on the ECS as follows:

"This site, has been previously mass graded. However, portions of the site may contain areas of potentially

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - ECS PREVIOUSLY GRADED (cont.) RECOMMND

unacceptable settlement and/or deteriorated fill. These areas must be assessed by the project engineering geologist and/or geotechnical engineer prior to issuance of grading permits and must be appropriately mitigated during site grading."

50.PLANNING. 3 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. 4 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,600 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of Specific Plan No. 293, Amendment No. 5; Planning Area No. 19.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

CT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 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. 21 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. 30 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. 31 MAP - PA 28B PARK AGREEMENT

RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

50.PLANNING. 32 MAP - PARK AGENCY REQUIRED

RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - PARK AGENCY REQUIRED (cont.) RECOMMND

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

50.PLANNING. 33 MAP - CC&R RES PRI COMMON AREA RECOMMND

Prior to Map Recordation if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area maintenance" is a private organization:

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

- 1.A cover letter identifying the project for which approval is sought;
- 2.A signed and notarized declaration of covenants, conditions and restrictions;
- 3.A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
- 4.A deposit equaling three (3) hours of the current hourly fee for Review if covenants, conditions and restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area including side yards by either the property owners' association or the owners of each individual lot or units 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

CT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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 Director of the County of Riverside or the County's successor-in-interest.

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.
(Modified by PC on 11/7/12)

50.PLANNING. 34 MAP - COMMON AREA MAINTENANCE

RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for 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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

50.PLANNING. 35 MAP - INFRASTR. PARTICIPATION

RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

CT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP - INFRASTR. PARTICIPATION (cont.)

RECOMMND

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

50.PLANNING. 36

MAP - PA PROCEDURES

RECOMMND

Prior to map recordation, the planning area for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

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

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

50.PLANNING. 37

MAP - ASSESSMENT DIST/CSA

RECOMMND

1. At the time of recordation of any subdivision, including but not limited to tract map and parcel map which contains

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - ASSESSMENT DIST/CSA (cont.) RECOMMND

a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan. (Modified at PC 11/7/12)

TRANS DEPARTMENT

50.TRANS. 1 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. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

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

50.TRANS. 3 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 4 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. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 945-RR and P/P 946-HH.

CT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 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. 7 MAP- CORNER CUT-BACK I/SUR

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 8 MAP - OFF-SITE ACCESS 2

RECOMMND

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

Said off-site access road shall be the easterly extension of Winchester Hill Drive to Leon Road and the southerly extension of Leon Road to paved County maintained Domenigoni Parkway.

50.TRANS. 9 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 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. 10 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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.TRANS. 10

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

RECOMMND

approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive.
- (2) Trails along Domenigoni Parkway.
- (3) Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266.
- (4) Bio-swales and/or fossil filters within La Ventana Road and Winchester Hills Drive.

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

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

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

50.TRANS. 11

MAP - DEDICATION SL1

RECOMMND

Street "A", "B", "C", and "D" (privately maintained) are designated as a local road and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 50' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36' / 50') (Modified for reduced right-of-way from 56' to 50')

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - PART-WIDTH SL1

RECOMMND

La Ventana Road and Winchester Hills Drive along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), within a 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A.

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

50.TRANS. 13

MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 14

MAP - LANDSCAPING/TRAILS

RECOMMND

The project proponent shall comply in accordance with landscaping and trail 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 Domenigoni Parkway, La Ventana Road, and Winchester Hill Drive and trail shall be improved along Domenigoni Parkway.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 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. 16 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. 17 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. 18 MAP - EXISTING CURB AND GUTTER RECOMMND

On existing curb and gutter trail, and/or drainage devices within County right-of-way, including sewer and water laterals on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461; such construction shall show on existing street improvement plans and Profile No. 945-RR and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html.

If you have any questions, please call the Plan Check Section at (951) 955-6527.

Note:

CT MAP Tract #: TR36288

Parcel: 461-160-044

50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - EXISTING CURB AND GUTTER (cont.)

RECOMMND

A 12' DG Trail shall be constructed 5' from the curb line within the 21' parkway.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

A separate stockpile permit is required for the import

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS

RECOMMND

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP

RECOMMND

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

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

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

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

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

DISTRICT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD (cont.)

RECOMMND

of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ

RECOMMND

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

60.FLOOD RI. 6 MAP PHASING

RECOMMND

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

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR

RECOMMND

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:

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.

CT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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.

60.PLANNING. 7

MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - BUILDING PAD GRADING (cont.) RECOMMND

sites shown on the TENTATIVE MAP.

60.PLANNING. 17 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building

CT MAP Tract #: TR36288

Parcel: 461-160-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW (cont.)

RECOMMND

and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 24 MAP - ARCHAEOLOGIST RETAINED

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

MAP D/S DRAINAGE FACILITIES

RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

80.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3

MAP ADP FEES

RECOMMND

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.)

RECOMMND

drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

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

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

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

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

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

CT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

provided on the plan; and/or,

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

NOTE:

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

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

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

80.PLANNING. 2

GEN - LC LANDSCAPE SECURITIES

RECOMMND

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 GEN - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 3 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B and Exhibit C.

80.PLANNING. 6 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit M.

80.PLANNING. 7 MAP - PARKING SPACES RECOMMND

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 14 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

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

The plot plan shall contain the following elements:

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

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 17 MAP - MODEL HOME COMPLEX RECOMMND

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

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

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

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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

80.PLANNING. 18 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. However, in accordance with Planning Area 19 of Specific Plan No. 293, Amendment No. 5; where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width.

Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - FINAL SITE PLAN (cont.)

RECOMMND

submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

CT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Specific Plan No. 293, Amendment No. 5 - Design Standards and Guidelines, Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

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

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

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5)

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - Walls/Fencing Plans (cont.)

RECOMMND

feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

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

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

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 21 USE - MAJOR COMMUNITY ENTRY

RECOMMND

The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.

80.PLANNING. 22 USE - NOT TO EXCEED 80%

RECOMMND

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

a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement

CT MAP Tract #: TR36288

Parcel: 461-160-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - NOT TO EXCEED 80% (cont.)

RECOMMND

plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

c.Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d.Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e.Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f.Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D (cont.) RECOMMND

with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project

CT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

The developer must provide to the District's PLAN CHECK

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOM

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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.

CT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3

MAP - LC LNDSCP INSPCT DEPOSIT

RECOMMND

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

90.PLANNING. 4

MAP - LC LNDSCP INSPCTN RQMNTS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 5

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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

90.PLANNING. 9 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 10 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the Specific Plan No. 293, Amendment No. 5 (Winchester Hills) Design Standards and Guidelines.

90.PLANNING. 11 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 17 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 18 LANDSCAPE MAINTENANCE RECOMMND

1. Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.

90.PLANNING. 19 USE - LANDSCAPE ENTRY TRACT RECOMMND

Prior to issuance of 50th occupancy permit, the applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with

CT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - LANDSCAPE ENTRY TRACT (cont.) RECOMMND

consistent landscaping indentified in the Winchester Hills Specific Plan. (Modified at PC 11/7/12) .

90.PLANNING. 20 USE - MAINTENANCE PLAN LANDSCA RECOMMND

The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.

90.PLANNING. 21 USE - LANDSCAPE DESIGN GUIDE RECOMMND

The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.

90.PLANNING. 22 USE - LANDSCAPE IRRIGATION PLN RECOMMND

The land divider/permit holder shall provide or cause to be provided a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first. (Modified at PC 11/7/12)

90.PLANNING. 23 USE - LANDSCAPE MAINTENANCE RECOMMND

Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party. (Added at PC 11/7/12)

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 4 MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

CT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive.
- (2) Trails along Domenigoni Parkway.
- (3) Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266.
- (4) Bio-swales and/or fossil filters within La Ventana Road and Winchester Hills Drive.

For street lighting, 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 Transportaion Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

90.TRANS. 6

MAP - 80% COMPLETION

RECOMMND

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

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

11/14/12
08:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 99

CT MAP Tract #: TR36288

Parcel: 461-160-044

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - 80% COMPLETION (cont.) (cont.)

RECOMMND

accordance with County Ordinance 461.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 37 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PA 37 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD (cont.) INEFFECT

drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 32 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 21 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for

CT MAP Tract #: TR36288

Parcel: 461-160-044

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD (cont.)

INEFFECT

Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 8 SP - PA 11 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PA 55 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS

INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS

INEFFECT

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks

CT MAP Tract #: TR36288

Parcel: 461-160-044

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS (cont.)

INEFFECT

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

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16 SP - PA 62A PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been

11/14/12
08:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 104

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 16 SP - PA 62A PARK CONST (cont.)

INEFFECT

individually conditioned to construct this park.

TRANS DEPARTMENT

100.TRANS. 1 MAP - LANDSCAPING INSTALLATION

RECOMMND

Prior to issuance of the 50th occupancy permit, landscaping shall be installed along La Ventana Road, Domenigoni Parkway, Winchester Hills Drive, and all interior street side yards.

(Added by Planning Commission on 11/07/12).

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
County Service Area No. 146 c/o EDA

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
Reg. Water Quality Control Board - San Diego
Eastern Information Center (UCR)
Winchester Homeowners Association

TENTATIVE TRACT MAP NO. 36288 - EA42327 - Applicant: Sierra Linda Development - Engineer/Representative: Pangaea Land Consultants - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) - Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA10 - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. - APN: 461-160-044 - Related Cases: SP00293A5, TR30266

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 22, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 8, 2010

Sierra Linda Development
2834 La Mirada Dr, Suite E
Vista, CA 92081

FILE COPY

RE: Tentative Tract Map No. 36288 (TR36288)

Dear Applicant:

Thank you for submitting the requested information. Based on your recent submittal, your proposal has been scheduled for a Land Development Committee (LDC) meeting and your attendance is expected, along with your engineer/representative.

The LDC meeting is scheduled on July 22, 2010 and will be located on the Ninth (9th) floor in the Conference Room at 9:05 am.

The LDC meeting agenda can be viewed at:

http://www.tlma.co.riverside.ca.us/planning/content/devproc/ldc/current_ldc.html

Please reference the attached **Applicant's Attendance and Expectations at Land Development Committee Meetings** document for those attending LDC meetings.

Please also note that I will contact you throughout the review process to provide you with updates regarding your project. If you have any questions, please contact me at (951) 955-4641 or via email at jhorn@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Jeff Horn, Urban Regional Planner III

CC: Pangea Land Consultants



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 1, 2010

Jeff Horn, Project Planner
Riverside County Planning Department/M.S. 1070
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 36288 — Subdivide 10 Acres into 72 Single Family Lots

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Winchester Hill Drive, north of Domenigoni Parkway, and west of Leon Road, and east of La Ventatna Road in Winchester. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

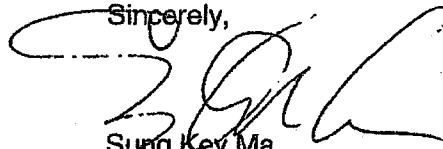
1. a) **Prior to issuance of a building permit, a Waste Recycling Plan (WRP)** shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.
- b) **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.**
2. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Jeff Horn, Project Planner
Tract Map No. 36288
July 1, 2010
Page 2

3. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma,
Planner IV

PD #90826

10 JUN 21 PM 12:09

SKM

Jeff Horn

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
County Service Area No. 146 c/o EDA

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
Reg. Water Quality Control Board - San Diego
Eastern Information Center (UCR)
Winchester Homeowners Association

TENTATIVE TRACT MAP NO. 36288 - EA42327 - Applicant: Sierra Linda Development - Engineer/Representative: Pangaqa Land Consultants - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) - Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA18 - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots. - APN: 461-160-044 - Related Cases: SP00293A5, TR30266

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 22, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jeff Horn, Project Planner, at (951) 955-4641 or email at JHORN@rcplma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: July 22, 2010

TO: Sierra Linda Development
2834 La Mirada Drive, Suite

FROM: Riverside County Planning Department
Jeff Horn, Project Planner

RE: TENTATIVE TRACT MAP NO. 36288 (TR36288)

Project Description: The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots.

Project Location: The project site is located in the community of Winchester of the Harvest Valley/Winchester Area Plan in Western Riverside County; more specifically, North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road. APN: 461-160-044

Dear Applicant:

TR36288 were scheduled for an Land Development Committee (LDC) meeting on July 22, 2010. Enclosed are the resulting comments from the Riverside County Planning Department.

General Site Information:

1. The following information was gathered from the Riverside County Land Information System.

The Project site is located within:

- a. Community of: Winchester
- b. Area Plan: Harvest Valley/Winchester
- c. Supervisorial District: Third (3rd)
- d. Specific Plan No. 293, Amendment No. 5
- e. Existing General Plan Land Use Designation: Community Development; Medium Density Residential (CD:MDR) (5-8 DU/ACRE)
- f. Ordinance 348 Zoning Designation: SP00293A5, PA19
- g. General Policy Areas: Highway 79
- h. Ordinance 659 (DIF) Fee Area and subject to mitigation fees
- i. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees
- j. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees
- k. School District: Hemet Unified
- l. Water District: Eastern Municipal
- m. Watershed: Santa Jacinto Valley
- n. SKR fee area Ord. 663.10
- o. FTL fee area Ord. 457 & 460

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

7/22/10

- p. Liquefaction Potential: Low
- q. Subsidence: Susceptible
- r. High Fire Area: In a High Fire Area
- s. Lighting Ordinance 655 zone: Zone B; 42.29 miles
- t. County Service Areas other than 152: Valley Wide
- u. Paleontological Sensitivity: Undetermined Potential

The Project site is not located within:

- v. City sphere of influence
- w. WRCMSHCP Criteria Cell
- x. Fault zone
- y. General Plan Overlay
- z. Redevelopment area
- aa. Agricultural Preserve
- bb. Airport Influence Area/Zone
- cc. Circulation Element Road
- dd. Riverside County Flood Control District/zone

Planning Department Comments:

NOTE: All comments are in addition to, and intended to compliment Ordinance 348, 460, and all other County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted/identified in this comment letter.

Exhibit Comments:

On Exhibit A, (Site Plan) dated June 15, 2010

1. Planning is concerns on aesthetics, safety, and location of the Water Quality Basins. The impact of the basins can be lessened by incorporated basin more into the project design. A landscaped, linear basin along the right of way Winchester Hills Drive could allow for a decrease in size of current proposed basins.(Also see comments from Trans and Flood)
2. Provide more detail on area noted as Note A Part (N.A.P). Who is owner of this. SP00293A5 requires a Major Community Entry Monument at this corner.
3. Add a "Net Acre" column to the Lot Tabulation, minimum lot size is 3,600 sq. ft. per PA19 zoning text(attached)
4. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. (Section 3.8 of Ord. 460)
5. Add a note that project is consistent with Highway 79 Policy are through SP00293A5.
6. Add a note that Park/Amenity requirements are met through PA28b of SP00293A5.
7. Contact RTA on a potential Bus Stop location.

*1
written
request*

On Exhibit B&C, (Site Plan) dated June 15, 2010.

1. Provide additional windows(frosted?) on first floors (Garage, Kitchen)
2. Add accent features to second story of side are rear of buildings (360 degree architecture)
 - ie. Iron work, shutters, balcony, planters.
3. Provide materials and color board

Please refer to attached letters from:

1. Riverside Transit Agency
2. EDA CSA

Additional Studies or Plans needed.

1. Conceptual Landscaping
2. GHG and Climate Change Analysis
3. Wall and Fence Plan
4. Mail Box/Bench guidelines

Land Development Committee Comments:

Your case has been cleared (with or without conditions) by the following departments:

PALEONTOLOGIST
FIRE
PARKS & RECREATION

Your case has been denied (with or without comments) by the following departments:

ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
ARCHAEOLOGIST
GEOLOGY
FLOOD
ENVIRONMENTAL HEALTH
BUILDING & SAFETY: GRADING
TRANSPORTATION
LANDSCAPE

You may contact individual departments for any questions on the comments and corrections. A list of contact numbers has been provided.

The following department representatives can be contacted at:

JEFF HORN (951) 955-4641.....PLANNING DEPARTMENT
EPD Receptionist (951) 955- 6892ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
GEO Receptionist (951) 955-4004.....GEOLOGY
FIRE Receptionist (951) 955-4777.....FIRE DEPARTMENT
MICHAEL MISTICA (951) 955-8980.....ENVIRONMENTAL HEALTH
BOB CULLEN (951) 955-1214FLOOD CONTROL
SAM GONZALEZ (951) 955-2559BUILDING & SAFETY: GRADING
DAN NOVE (951) 955-6998PARKS & RECREATION
TESFU TADESSE (951) 955-3789TRANSPORTATION DEPARTMENT
LESLIE MOURIQUAND (760) 939-3411.....COUNTY ARCHAEOLOGIST
RON DYDYO (951) 955-8637.....COUNTY LANDSCAPE ARCHITECT

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site information of this document. Reference the identified ordinances and/or districts for fee information.
4. The initial study fee is preliminary. An additional fee of \$1,993.00 for a Negative Declaration and \$2,768.25 for an Environmental Impact Report will be assessed at the time

the initial study is complete. Projects which are exempt from CEQA will not require additional fee payment.

5. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
6. Payments may be made to the Planning Department or Riverside County Cashier located on the 2nd floor of the CAC.

Attached Documents:

Reference the attached policies, ordinances, and application checklists used to research and comment on the subject application.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit **fifteen (15)** sets of amended maps/site plans, folded to dimensions of no greater than 8.5" x 14" along with a response letter addressing each comment. Upon approval, digital images of the final approved maps must be provided to the Project Planner for filing and presentation purposes.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to jhorn@rctlma.org or call (951) 955-4641. Questions concerning other departments should be address to the individuals listed on the phone list provided.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Jeff Horn, Project Planner

Ordinance 348

Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

m. Planning Area 19

(1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses

permitted pursuant Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

(2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').

B. Lot area shall not be less than three thousand six hundred (3,600) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The minimum frontage of a lot shall be forty feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

F. Side yards on interior and through lots shall be not less than five feet (5'). Where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

G. Where a rear of a lot is adjacent to another residential lot or a street that is not used for access to the lot, the rear yard shall be not less than ten feet (10').

H. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). The setback shall be measured from the top of curb within the alley or similar type of access.

I. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

AA. Lot Coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

Ordinance 460

SECTION 3.8. LOTS.

A. Lot size shall not be less than the minimum required by the zoning classifications applicable to the subject property, and shall be consistent with the Comprehensive General Plan for Riverside County.

B. Corner lots shall be designed to provide a building site equal to that required for interior lots in the same zone.

C. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. When lots greater than 18,000 sq. ft. are proposed, the depth shall not exceed 4 times the width.

D. When lots are crossed by major public utility easements, each lot shall have a net usable area of not less than 3,600 square feet, exclusive of the utility easement.

E. When a lot includes an access strip, the access strip shall not be less than 30 feet in width. In no case shall the length of the access strip exceed 660 feet. When the access portion abuts a dead-end street or cul-de-sac, the combined length of the street and the access strip shall be no more than 1,320 feet in length in a Non-hazardous Fire Area and 660 feet in a Hazardous Fire Area.

Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.

G. Lots less than 2 acres in gross area shall not have double street frontage except that in hillside areas where the topography requires, lots may abut two or more streets provided that the frontage and vehicular access is from only one such street.

H. No lot shall be divided by a city, county, school district or other taxing agency boundary line.

I. The minimum lot frontage on a knuckle or cul-de-sac street shall be 35 feet measured

along the property line unless otherwise specified in the development standards of the zoning classification.

J. Lot frontage along curvilinear streets may be measured at the building setback line in accordance with development standards of the zoning classifications.

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

WINCHESTER TOWN ASSOCIATION
Formally Winchester Homeowners Association
P.O. BOX 122
WINCHESTER, CALIF. 92596
951-926-6924

AUG 13 2012

Kinika Hesterly
County of Riverside, Planning Department
P.O. Box 1409
Riverside, Calif. 92502-1409

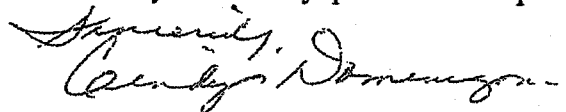
Regarding: Public Hearing August 15, 2012
Tentative Tract Map No. 36288

With regard to the above scheduled public hearing, The Winchester Town Association, formerly known as the Winchester Homeowners Assoc., has concerns relating to any consideration for approval by the County of the requested Modification/ Addendum.

In 2003 the Community of Winchester endorsed the Land Use concepts and designations for development approved by the County for the Harvest Valley/ Winchester Area. This application is requesting a change to those previously endorsed uses. We have not been provided with any detailed proposal, studies, analysis, justification or mitigation by the applicant for our review and specific comment. We must therefore request that the County not make any proposed changes to the current General Plan densities as it now exists for the property in question until the Community has had an opportunity to fully review and comment on its proposed changes and its cumulative effects. This is not the first tentative tract map in our area which is requesting density changes. We are very concerned with what the cumulative effects of these proposed changes and the others being processed through the county will have on our community.

Additionally, and of even more importance, is the fact that Supervisor Stone has established a Winchester Municipal Advisory Council (WMAC). With the direction of Supervisor Stone and support of the WMAC, the Riverside County Economic Agency hired a planning firm to work with the WMAC and community on reviewing and studying existing land uses of the General Plan for Winchester. The focus of this study is for the WMAC and community, with the planner's assistance, to review and come up with suggested changes to the 2003 General Plan. The study is forthcoming and will be presented to the Supervisor for consideration as a package in modifying the current Land Use designations. At this time to "piecemeal" changes to the General Plan before the current uses and proposed changes have been evaluated, considered, modified on an overall basis for the Community is inappropriate and should not be approved by the Planning Commission.

Should you have any questions or require clarification, please contact me.



Cindy Domenigoni
President, Winchester Town Association

cc. Winchester MAC
Supervisor Stone

00006000

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36208 DATE SUBMITTED: 6/3/10

APPLICATION INFORMATION

Applicant's Name: Sierra Linda Development E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite E
Vista, CA 92081 Street

City State ZIP

Daytime Phone No: (760) 809-7473 Fax No: (760) 598-8288

Engineer/Representative's Name: Pangaea Land Consultants E-Mail: dale.mitchell@pangaea

Mailing Address: 2834 La Mirada Drive, Suite H
Vista, CA 92081 Street

City State ZIP

Daytime Phone No: (760) 726-4232 Fax No: (760) 727-1405

Property Owner's Name: Same as Applicant Meadow Vista Holding E-Mail: _____

Mailing Address: 219 Meadow Vista Way
Encinitas, CA 92024 Street

City State ZIP

Daytime Phone No: (760) 809-7473 Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

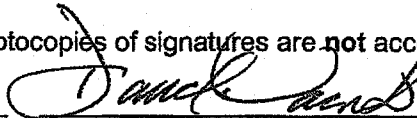
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Sierra Linda Development
David A. Jacinto

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

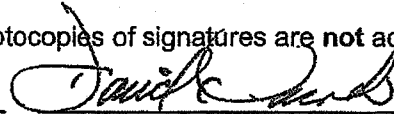
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Meadow Vista Holding
David A. Jacinto

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-160-044

Section: 31 Township: 5S Range: 2W

Approximate Gross Acreage: 10 Acres

General location (cross streets, etc.): North of Domenigoni Pkwy, South of Winchester Hill, East of La Ventana, West of Willow Glen Lane

Thomas Brothers map, edition year, page number, and coordinates: 2004, Page 899

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Known as Planning Area 19 of SP 293, the project proposes to develop 72 single family lots in accordance with the designations for Zoning Ordinance 348.

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). TR30266, CZ06013, SP293A5 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA35857 E.I.R. No. (if applicable): EIR00380

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Drainage Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 37,000

Estimated amount of fill = cubic yards 37,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 10 Acres sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *David J. Sands* Date 6/2/10

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING

and

INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 36288 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills) - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 15, 2012
PLACE OF HEARING: County Administrative Center
4080 Lemon Street
1st Floor, Board Chambers
Riverside, CA 92501

For further information regarding this project, please contact Kinika Hesterly, Project Planner at (951) 955-1888 or e-mail khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended consideration of an addendum of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed addendum to a mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/17/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR 36288 For

Company or Individual's Name Planning Department

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

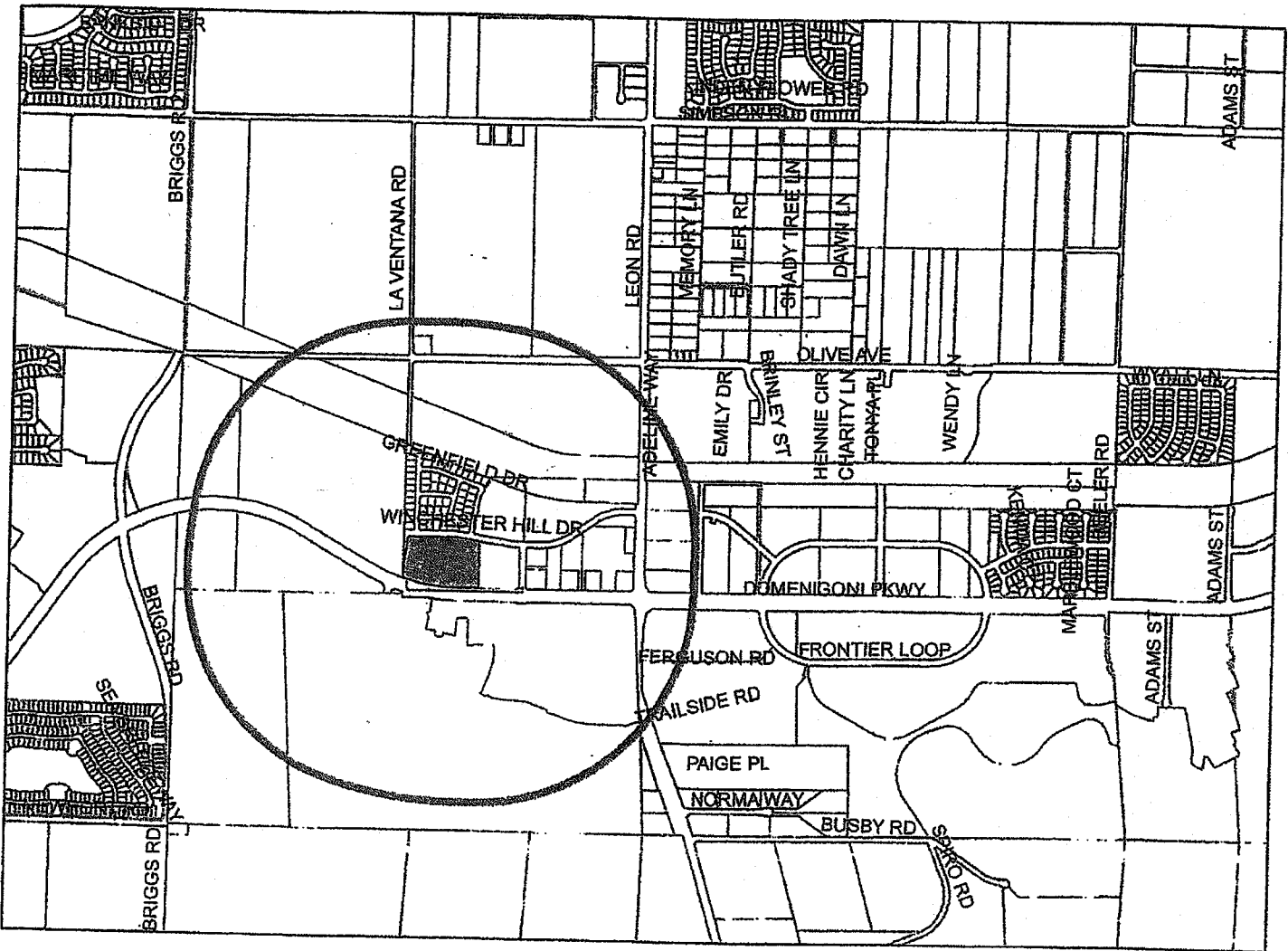
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 5/9/2012 *CGM*
Expires: 10/17/2012

TR36288 (2400 feet buffer)



Selected Parcels

461-280-024	461-280-021	461-170-001	461-150-016	461-280-020	461-150-015	461-160-044	461-290-001	461-290-002	461-290-003
461-290-004	461-290-005	461-290-006	461-290-007	461-290-008	461-290-009	461-290-010	461-170-006	461-170-007	461-160-049
461-160-037	461-160-038	461-150-006	461-190-079	461-190-082	461-150-014	461-160-019	461-160-022	461-160-024	461-160-026
461-160-028	461-280-023	461-280-016	461-280-022	461-150-012	461-160-017	461-160-030	461-160-039	461-160-040	461-160-029
461-160-045	461-160-047	461-160-048	461-270-001	461-270-002	461-270-003	461-270-004	461-270-005	461-270-006	461-270-007
461-270-008	461-270-009	461-270-010	461-270-011	461-270-012	461-270-013	461-270-014	461-270-015	461-270-016	461-270-017
461-270-018	461-270-019	461-270-020	461-270-021	461-270-022	461-270-023	461-270-024	461-270-025	461-271-001	461-271-002
461-271-003	461-271-004	461-271-005	461-271-006	461-271-007	461-271-008	461-271-009	461-272-001	461-272-002	461-272-003
461-272-004	461-272-005	461-272-006	461-272-007	461-272-008	461-273-001	461-273-002	461-273-003	461-273-004	461-273-005

90 parcels shown



1,900 Feet

Map and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 461150006, APN: 461150006
RANCON REAL ESTATE CORP, ETAL
C/O NANCY MURAKAMI
3660 WILSHIRE BLV NO 108
LOS ANGELES CA 90010

ASMT: 461160049, APN: 461160049
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 926918589

ASMT: 461150015, APN: 461150015
LA VENTANA 242
C/O JIM LYTLER
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 461170001, APN: 461170001
DONALD W PETERSEN FAMILY LTD PARTNER
P O BOX 9
ORANGE CA 92856

ASMT: 461150016, APN: 461150016
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 461170007, APN: 461170007
PIM BLUECAP WINCHESTER
C/O SCOTT GALE
17992 MITCHELL S STE 100
IRVINE CA 92614

ASMT: 461160029, APN: 461160029
WINCHESTER MEADOWS
22861 TINDAYA
MISSION VIEJO CA 92692

ASMT: 461190079, APN: 461190079
RANCON WINCHESTER VALLEY 85
41391 KALMIA ST
MURRIETA CA 92562

ASMT: 461160038, APN: 461160038
RANCHO DE LOS CAZADORES
1950 SKYCREST DR
FULLERTON CA 92831

ASMT: 461190082, APN: 461190082
JOHN KING, ETAL
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 461160040, APN: 461160040
SALT CREEK II
C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

ASMT: 461273018, APN: 461273018
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

ASMT: 461160044, APN: 461160044
MEADOW VISTA HOLDINGS
C/O PAUL G MARX
3951 SIERRA LINDA DR
ESCONDIDO CA 92025

ASMT: 461280021, APN: 461280021
DEBOER HARRY ESTATE OF
C/O NETT & NETT PC
27555 YNEZ RD STE 205
TEMECULA CA 92591

ASMT: 461280022, APN: 461280022
HAZEL CLARK, ETAL
P O BOX 213
WINCHESTER CA 92596

ASMT: 461280023, APN: 461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 461280024, APN: 461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

ASMT: 461290010, APN: 461290010
NEWPORT ROAD 103
C/O PAUL G MARX
219 MEADOW VISTA WAY
ENCINITAS CA 92024

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Winchester Homeowners' Assoc.
P.O. Box 122
Winchester, CA 92596

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:
Sierra Land Development
2834 La Mirada Dr., Ste. E
Vista, CA 92081

Eng-Rep:
Pangaea Land Consultants
2834 La Mirada Dr., Ste. H
Vista, CA 92081

Owner:
Meadow Vista Holdings
219 Meadow Vista Way
Encinitas, CA 92024