	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: Monitoring shall occur as specified in EIR No. 325

MANDATORY FINDINGS OF SIGNIFICANCE

50.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Project Application Materials, EIR No. 325.

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☒	☐

Source: Staff review, Project Application Materials, EIR No. 325

Findings of Fact: Cumulative impacts were evaluated as part of EIR No. 325, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR No. 325. The Project proposes a slight reduction in intensity as compared to the existing approved specific plan, and would therefore result in a slight reduction in cumulative effects as compared to the impacts evaluated and disclosed as part of EIR No. 325. Accordingly, the proposed Project would not result in new impacts to the environment that are individually limited, but cumulatively considerable.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Sycamore Creek Specific Plan EIR (EIR No. 325), November 8, 1994

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka (2007)* 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

CARB Scoping Plan — *Climate Change Scoping Plan.* California Air Resources Board, December 2008.

CMP — *2010 Riverside County Congestion Management Program*. Riverside County Transportation Commission. Adopted: March 10, 2010.

CSA No. 134 — County Service Area No. 134. http://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx

County General Plan Program EIR — *General Plan Final Program Environmental Impact Report.* County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003.

EIR No. 325 — *Sycamore Creek Specific Plan EIR* (EIR No. 325). Certified November 8, 1994.

General Plan — *County of Riverside General Plan*. Riverside County Transportation and Land Management Agency, October 2003.

General Plan EIR — *County of Riverside General Plan Final Program Environmental Impact Report,* Riverside County Transportation and Land Management Agency, October 2003.

Geotechnical Report for Tract 36316	Geotechnical Review of Tentative Tract Map 36316, Planning Areas 7 and 9 (Formerly TTM 29320), Sycamore Creek Development, Riverside, California. Advanced Geotechnical Solutions, Inc., October 12, 2010.
GIS Database	Riverside County Land Information System (accessed December 6, 2010). http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Google Earth	Google Earth (ver. 5.2.1.1588)
Hydrology Study for Tract 36316	Drainage Study for TTM 36316, County of Riverside. Albert A. Webb Associates, July 7, 2010.
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.
MSHCP Consistency Analysis for Tract 36316	Consistency Documentation for TR 36316. Helix Environmental Planning, November 2, 2010.
MSHCP Consistency Analysis for Tract 36317	Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317. Helix Environmental Planning, November 2, 2010.
Noise Analysis Addendum Letter	Sycamore Creek Specific Plan Land Use Modifications (Addendum to Sycamore Creek SPA No. 2 Noise Analysis). Urban Crossroads, June 19, 2012.
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand. March 14, 2000.
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance. March 18, 1986 (Amended November 8, 1994).
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.
Phase I Cultural Resources Survey	Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan. Brian F. Smith and Associates, October 21, 2010.
RCALUCP	Riverside County Airport Land Use Compatibility Plan Policy Document, Riverside County Airport Land Use Commission, October 14, 2004. http://www.rcaluc.org/plan_new.asp
SCAQMD AQMP	*Final 2007 Air Quality Management Plan.* South Coast Air Quality Management District, June 2007.
SCAQMD CEQA Air Quality Handbook	*CEQA Air Quality Handbook.* South Coast Air Quality Management District. April 1993, with November 1993 Update.

Supplemental Operational Noise Impact Analysis	Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads (dated February 14, 2011).
Sycamore Creek SPA No. 2 Air Quality Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Air Quality Impact Analysis, prepared by Urban Crossroads (dated December 6, 2010).
Sycamore Creek SPA No. 2 Climate Change Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Climate Change Analysis, prepared by Urban Crossroads (dated December 6, 2010).
Sycamore Creek SPA No. 2 Noise Analysis	Sycamore Creek Specific Plan Amendment No. 2 Noise Analysis, prepared by Urban Crossroads (dated December 2, 2010).
Sycamore Creek SPA No. 2 Traffic Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis, prepared by Urban Crossroads (dated December 2, 2010).
TCAP	Temescal Canyon Area Plan. Riverside County Transportation and Land Management Agency, General Plan Volume II, October 2003.
U.S.D.A. Soil Conservation Service Soil Surveys	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.
WQMP for Tract 36316	Preliminary Project Specific Water Quality Management Plan (WQMP) for Tentative Tract 36316, Albert A. Webb Associates, March 2011.
WRC-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 256A2 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 325 Document, and all addeda which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) RECOMMND

specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 256A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 256, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7786.

EIR = Environmental Impact Report No. 325 and Addendum's 1, 2, & 3.

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

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

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted SPECIFIC PLAN. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) RECOMMND

legislative body concerning the SPECIFIC PLAN; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

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

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

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

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

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

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.) RECOMMND

includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUBLIC/SEMI-PUBLIC POOLS/SPAS RECOMMND

A set of three complete plans for any proposed swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

10.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

10.E HEALTH. 2 ENV ASSESSMENT - PHASE 1 STDY RECOMMND

PHASE I ENVIRONMENTAL ASSESSMENT - The intent of a Phase I Environmental Assessment is to determine if any chemicals or pesticides were used on the property, the location of use, and any possible lingering negative effects. This condition requires the applicant to compile sufficient information about the property and land uses to aid the Department in making a determination of whether additional investigation is needed. If concerns are identified in this report, a Phase II Assessment would be required. For further information, please contact the Environmental Cleanups Program at (951) 955-8982.

10.E HEALTH. 3 RETENTION BASIN - NO VECTORS RECOMMND

All retenion basins must be constructed and maintain in a manner that prevents vector breeding and vector nuisances.

FIRE DEPARTMENT

10.FIRE. 7 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

10.FIRE. 7 SP-#71-ADVERSE IMPACTS (cont.) RECOMMND

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develpers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 8 SP-#86-WATER MAINS RECOMMND

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

10.FIRE. 9 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units,and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

10.FIRE. 10 SP-#101-DISCL/FLAG LOT RECOMMND

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

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10. GENERAL CONDITIONS

10.FIRE. 10 SP-#101-DISCL/FLAG LOT (cont.) RECOMMND

NOTICE:
The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 00256 (Sycamore Creek Specific Plan), Amendment No. 2, is a proposal to re-designate and reconfigure several Planning Areas. This will result in a change in the density of these Planning Areas. This project is located in the Glen Ivy area of Temescal Canyon west of Interstate 15 at Indian Truck Trail.

The Master Drainage Plan for Specific Plan 256 A2 now includes the drainage system associated with Tract 36317. The District has reviewed this drainage system associated with Tract 36317 and found the concept acceptable. The existing facilities will be able to function properly. All future developments within the specific plan shall still follow the drainage plan. The resulting increase or decrease in the amount of storm runoff caused by the change in the number of residential units within the proposed planning areas is minor in relation to the specific plan's overall drainage plan. As each individual planning area develops, precise hydrological studies will be required. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District does not object to the proposed amendment.

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 SP - FAULT REPORT GEO01084 RECOMMND

County Geologic Report (GEO) No. 1084 has been prepared for this project by Pacific Soils Engineering, Inc. and is entitled "Planning Area 17 and Environs, Southwest Part of Sycamore Creek Specific Plan, West of Indian Truck Trail Road, Glen Ivy Area, Riverside County, CA", dated June 28, 2002. This report was prepared to provide additional site-specific investigation to verify whether an active fault crosses the project site.

GEO No. 1084 concluded:

1)PA-17 is underlain mainly by Holocene and upper Pliestocene alluvial fan deposits.
2)The Glen Ivy North fault crosses the site and is active.
3)The fault has a discrete width of about 37-ft in uppermost Pleistocene and Holocene sediments.
4)A fifty-feet wide habitable structures setback is imposed on either side of the fault. The location or width of the zone could vary if significant grade changes are undertaken.
5)All plans should be reviewed by the Geotechnical consultant so that the proper zone width is incorporated into the project design.
6)The fault and setback zones are plotted on a 200-scale map, and thus contain some inherent inaccuracy. When more specific small scale maps/plans are available, the faults and zones should be "CAD" (or equivalent) plotted based on survey data (Table C, herein).
7)Utility lines that cross the fault should be either provided with automatic shut off valves or designed to accommodate fault displacements.
8)The project geologist should observe and map the Glen Ivy North fault during grading in order to verify the character and location of the fault, and to make additional recommendations as necessary.

10.PLANNING. 4 SP - LC LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN,

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 4 SP - LC LANDSCAPING PLANS (cont.) RECOMMND

then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 5 SP - MAINTAIN AREAS & PHASES RECOMMND

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. 6 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 RECOMMND

As of early 2013 when the second amendment to the SPECIFIC PLAN was processed, many of the Planning Areas of the SPECIFIC PLAN were already constructed. Conditions of Approval that required the construction of parks were satisfied, and many of the SPECIFIC PLAN parks exist today. Normally, satisfied Conditions of Approval would be carried over to the amended version of the SPECIFIC PLAN; however, the second amendment changed many of the Planning Area numbers. Thus, carrying over satisfied conditions for completed parks/open space areas would be confusing. This Condition of Approval is intended to help track parks that were once required, but have been constructed. The following is a list of completed parks and or open space areas, listed by the Planning Area numbers found on the Land Use Plan for the second amendment to the SPECIFIC PLAN:

-Planning Area 11
-Planning Area 23a, b, c, and d
-Planning Area 20a
-Planning Area 21
-Planning Area 25
-Planning Area's 23a, b, c, and d
-Planning Area's 24b, and c

All remaining parks that have yet to be constructed as of the second amendment will be conditioned separately.

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

10. GENERAL CONDITIONS

10.PLANNING. 8 SP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

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

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND RECOMMND

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

10. GENERAL CONDITIONS

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

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

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 10 SPA - PROJECT DESCRIPTION RECOMMND

The SPECIFIC PLAN Amendment permits the following modifications:
Adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) RECOMMND

revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:
- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally,

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) RECOMMND

Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).
- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
- Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
- Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
- Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;
- Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
- Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
- Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Conservation" to be consistent with the land use designations within the Riverside County General Plan.

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (coRECOMMND

The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
- The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
- The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- The land use designation for Planning Area 20B has been changed from "Park" to "Open Space - Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
- The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space - Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).
- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning

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10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (coRECOMMND

Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.
- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
- The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
- The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

TRANS DEPARTMENT

10.TRANS. 1 SP - SP256A2/RDS PER GEN PLAN RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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 SP - SUBMIT FINAL DOCUMENTS RECOMMND

Within 60 days of the approval of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, the project applicant shall submit, or cause to be submitted, four (4) hard copies and fifteen (15) copies on CD of the FINAL SPECIFIC PLAN and EIR documents to the Planning Department for review, approval and distribution.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

The Final Specific Plan Document shall include, but is not limited to, the following items:

1. Board adopted Resolution certifying the Specific Plan and Environmental Impact Report including the Mitigation Reporting/Monitoring Program, certify by the Clerk of the Board;

2. Conditions of Approval, in an "Ineffect" status, of the Specific Plan;

3. The Adopted Specific Plan Zoning Ordinance text and final zoning map, certified by the Clerk of the Board;

4. The approved Specific Plan text and graphics; and,

5. Any other information or documentation, as determined necessary by the Planning Director.

The Final Environmental Impact Report Document shall include, but is not be limited to, the following items:

1. Adopted Mitigation Monitoring/Reporting Program;

2. Draft EIR;

3. Comments received on the Draft EIR either verbatim or in summary;

4. A list of person, organizations and public agencies commenting on the Draft EIR;

5. Responses of the County to significant environmental point raised in the review and consultation process;

6. Technical Appendices of the Draft EIR; and,

7. Any other information or documentation, as determined necessary by the Planning Director.

The Planning Department shall distribute the FINAL SP/EIR documents in the following fashion:

One hard copy to the Planning Deapartment's Public Counter Services Division,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) (cont.) RECOMMND

One hard copy to the Planning Department Central Files Library,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department - 1 copy

Department of Environmental Health - 1 copy

Fire Department - 1 copy

Flood Control and Water Conservation District - 1 copy

Transportation Department - 1 copy

Executive Office - CSA Administrator - 1 copy

Clerk of the Board of Supervisors - 1 copy

Any parks provider, if not the CSA - 1 copy

Any and all remaining FINAL SPECIFIC PLAN AND EIR Documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA (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. 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 Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN 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).
e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto)"

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS RECOMMND

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

"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.

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

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."

30.PLANNING. 7 SP - DURATION OF SP VALIDITY RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be completed by that date, the County may begin revocation hearings. 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 APPLICALBE 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. 9 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - PROJECT LOCATION EXHIBIT (cont.) RECOMMND

have already been approved.

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

30.PLANNING. 10 SP - ACOUSTICAL STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 14 SP - ADDENDUM EIR RECOMMND

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

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ADDENDUM EIR (cont.) RECOMMND

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. 15 SP - EA REQUIRED RECOMMND

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

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

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

30.PLANNING. 16 SP - SUPPLEMENT TO EIR RECOMMND

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

"This 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - SUPPLEMENT TO EIR (cont.) RECOMMND

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. 17 SP - SUBSEQUENT EIR RECOMMND

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

"This 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 signficant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS RECOMMND

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

"Prior to 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS (cont.) RECOMMND

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, repectively. This condition may not be DEFERRED."

30.PLANNING. 19 SP - AMENDMENT REQUIRED RECOMMND

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

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

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 22 SP -*PA PROCEDURES RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP -*PA PROCEDURES (cont.) RECOMMND

division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

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. 24 SP - CC&R RES PUB COMMON AREA RECOMMND

rior 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;

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) RECOMMND

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

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage 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. 25 SP - CC&R RES PRI COMMON AREA RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) RECOMMND

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 by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

30.PLANNING. 29 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - ACOE CLEARANCE RECOMMND

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

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

30.PLANNING. 31 SP - SKR FEE CONDITION RECOMMND

Prior to the approval of any implementing project 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 717.1 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. Additionally, if previous payments have been made, those shall be taken into account. 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 he appropriate fee set forth in that ordinance

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - SKR FEE CONDITION (cont.) RECOMMND

shall be required."

30.PLANNING. 33 SP - POST GRADING REPORT RECOMMND

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

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

30.PLANNING. 38 SP - GEOLOGIC STUDY RECOMMND

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

"PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST.

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - GEOLOGIC STUDY (cont.) RECOMMND

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 39 SP - ECS FAULTING RECOMMND

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

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the Planning Department engineering geologist. The following environmental constraints information and note shall be placed on the ECS:

1.The FAULT HAZARD AREA shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report No. 1084 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in CGR No. 1084, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - VERIFY FAULT SETBACKS RECOMMND

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

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks estblished therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

30.PLANNING. 41 SP - ECS MINING RECOMMND

Prior to the approval of any and each land division within the SPECIFIC PLAN 256A1, a condition of approval shall be applied to the implementing development application requiring the following Environmental Constraints note shall be placed on the ECS:

"All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials."

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MINING NOTIFICATION RECOMMND

Prior to the approval of any land division within SPECIFIC PLAN No. 256, a Condition of Approval shall be applied to the implementing development application requiring that prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND RECOMMND

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

"IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND RECOMMND

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

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

conducted prior to project approval, the following procedures shall be followed:

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

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

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource."

30.PLANNING. 45 SP - PARK PLANS REQ PA26 RECOMMND

Plans for the park in Planning Area 26 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 26 are approved or approved concurrently.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - PARK CONST REQ PA26 RECOMMND

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

The park/open-space for Planning Area 26 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 47 SP - PARK PLANS REQ PA24A RECOMMND

Plans for the park in Planning Area 24a including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 24a are approved or approved concurrently.

30.PLANNING. 48 SP - PARK CONST REQ PA24A RECOMMND

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

The park/open-space for Planning Area 24a shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 49 SP - PARK PLANS PA24D RECOMMND

Plans for the park in Planning Area 24d including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 24d are approved or approved concurrently.

30.PLANNING. 50 SP - PARK CONST REQ PA24D RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50 SP - PARK CONST REQ PA24D (cont.) RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

The park/open-space for Planning Area 24d shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 51 SP - PARK PLANS REQ PA27 RECOMMND

Plans for the park in Planning Area 27 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open-space plans for Planning Area 27 are approved or approved concurrently.

30.PLANNING. 52 SP - PARK CONST REQ PA27 RECOMMND

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

The park/open-space for Planning Area 27 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 55 SP - BASIN REQ PA29 RECOMMND

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

The landscaped basin for Planning Area 29 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.

30.PLANNING. 56 SP - OPEN SPACE DED PA20B RECOMMND

Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity prior to the 1st building permit issuance in Planning Area 15a.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP256A2/TS GEOMETRICS RECOMMND

The project shall be responsible for the following intersection geometric improvements:

Campbell Ranch Road/Temescal Canyon Road
NB - one left turn lane, one right turn lane
SB - N/A
EB - two through lanes, one right turn lane
WB - one left turn lane, two through lanes

or as approved by the Transportation Department.

30.TRANS. 4 SP - SP256A2/ON-SITE IMPROVE'T RECOMMND

Existing De Palma Road shall be realigned to intersect with Indian Truck Trail at proposed Campbell Ranch Road within the specific plan boundaries. The realignment may require off-site improvements for connection to existing De Palma Road. Raised medians shall be constructed on Campbell Ranch Road from Mayhew Canyon Road to Indian Truck Trail; on De Palma Road from Indian Truck Trail to the eastern project boundary; and on Indian Truck Trail from De Palma Road to I-15 SB ramps as indicated in Figure 5 of the Specific Plan.

30.TRANS. 5 SP - SP256A2/TRAFFIC STD REQ RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 256 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 6 SP - SP256A2/BIKE TRAILS RECOMMND

All bike trails developed as part of this specific plan should be designated as Class I bikeways generally located within separate right-of-way in accordance with the standards contained within the California Department-Highway Design Manual (latest edition).

SPECIFIC PLAN Case #: SP00256A2 Parcel: 290-603-029

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP256A2/CONDITIONS RECOMMND

Prior to any project approval the development standards of Specific Plan No. 256 shall be reviewed and complied with.

30.TRANS. 8 SP - SP256A2/ROAD IMPROVEMENTS RECOMMND

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461, as a requirement of the implementing subdivisions or development proposals for the Specific Plan, subject to approval by the Director of Transportation.

30.TRANS. 9 SP - SP256A2/FUNDING MECHANISM MET

Prior to approval of any tentative tract or use case associated with Specific Plan No. 256, a funding mechanism for the ultimate interchange improvements identified in 30. TRANS.6 shall be established by the project proponent and approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - INTERPRETIVE CENTER PA21 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,237th building permit within the SPECIFIC PLAN, plans for the Interpretive Center in Planning Area 21, including landscaping, facilities, maintenance, and ownership, shall be approved by the County and the Riverside-Corona resource Conservation District.

100.PLANNING. 2 SP - INTERPRETIVE CENTER RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

100.PLANNING. 3 SP - TEMESCAL VALLEY MON PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,044th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - TEMESCAL VALLEY MON CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,544th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

100.PLANNING. 5 SP - PARK CONST REQ PA28 RECOMMND

Prior to the issuance of the 1335th occupancy permit within the SPECIFIC PLAN, the park within Planning Area 28 shall be constructed in accordance with approved park plans and be fully operable.

TRACT MAP Tract #: TR36316 Parcel: 290-670-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION DRAFT

The land division hereby permitted is a Schedule H, 87 lot subdivision of 25.13 gross acres with an average lot size of 4,269 square feet for single family residential development within Planning Area 7 of Specific Plan SP256A2.

10. EVERY. 2 MAP - HOLD HARMLESS DRAFT

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

T[redacted]T MAP Tract #: TR36316 Parcel: 290-670-001

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36316 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36316, Amended No. 1, dated 4/4/11.

EXHIBIT L,W and M = Tentative Track Map No. 36316, Landscape Exhibit, Wall and Fence Exhibit, and Maintenance Exhibit Amended No. 2, dated 4/4/11.

EXHIBIT B and C = Tentative Track Map No. 36316 Floor Plans and Eleveations dated 4/4/11

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

TRACT MAP Tract #: TR36316 Parcel: 290-670-001

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

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

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

10. GENERAL CONDITIONS

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

vertical).

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 16 MAP - PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

T CT MAP Tract #: TR36316 Parcel: 290-670-001

10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

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

Tract Map#36316 is proposing Lee Lake Water District (LLWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

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

Tract Map#36316 is proposing to construct a retention basin onsite. This retention basin must be maintained to ensure that no vector breeding and no vector nuisances occur.

EPD DEPARTMENT

10.EPD. 1 - UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage
Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) RECOMMND

including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2
PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) RECOMMND

BOTANICAL NAME-COMMON NAME
Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaegnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) RECOMMND

Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy, African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwart
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.
* Barriers
Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.
* Grading/Land Development
Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

10.EPD. 2 - BIOLOGICAL OPINION RECOMMND

The applicant shall abide by the conditions stated in the Biological Opinion (BO) issued by United States Fish and Wildlife Service, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2).

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a

TRACT MAP Tract #: TR36316 Parcel: 290-670-001

10. GENERAL CONDITIONS

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

hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 36316 is a proposal to subdivide an approximately 25-acre site for residential development which also includes open spaces and a park. The site is located in the Glen Ivy area of Temescal Canyon on the west side of Campbell Ranch Road north of Indian Truck Trail. This site is Planning Area 7 of SP 256 (Sycamore Canyon Specific Plan).

The site has been previously rough graded and onsite terrace drains were constructed for the slopes along the southerly side of the site so therefore the portion of the site being developed for residential use (approximately 13-acres) receives minimal offsite runoff. All residential lots drain to the adjacent streets which have been designed to convey all the runoff from the developed portion of the site to a water quality basin located in the northeast corner of the site. Runoff in portions of Street "A" and Street "B" are directed toward Campbell Ranch Road.

Runoff from the southerly slope and the terrace drains is collected in a small channel which conveys flows easterly to an inlet located in the vicinity of Street "A" and Lot 40. This channel shall be designed to convey the tributary 100 year flow rates and shall include a splash wall adjacent to the maintenance access path. A Homeowners Association (HOA) or another maintenance entity acceptable to the District will be responsible for the maintenance of this channel. Flows in the channel are then conveyed easterly in an underground storm drain toward Campbell Ranch Road. These flows are combined with the runoff collected by catch basins at Campbell Ranch Road and Street "A" and ultimately discharged into the existing storm drain in Campbell Ranch Road. Catch basins located in the vicinity of Street "B" and Campbell Ranch Road collect runoff tributary to Street "B". This runoff is also discharge into the existing storm drain in Campbell Ranch Road. The existing storm drain in Campbell Ranch Road discharges into the existing basin located at the northeast

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

corner of the site adjacent to Campbell Ranch Road. This basin (Basin 10H) was constructed with Tract 29320. The design of the basin accounted for the development of this site and therefore this development does not have to mitigate for increased runoff.

A preliminary project specific Water Quality Management Plan (WQMP) has been submitted for this project. As previously stated, runoff from the developed portion of the site is directed to the water quality basin. Flows from the basin enter the outlet structure and are conveyed in a proposed underground storm drain to the existing storm drain in Campbell Ranch Road. The basin outlet shall be designed to discharge the 100-year flow without exceeding the capacity of the basin. The maintenance access road surrounding the basin shall be 1-foot above the maximum water surface of the basin. The basin shall be designed for emergency escape with erosion protection placed on the slope. The inlet pipe which discharges flows into the basin shall be located as far as possible from the outlet structure at the opposite end of the basin and a basin forebay shall be included in the basin design. For water quality mitigation, porous pavement is provided at the lower portions of streets "A" and "B" along with catch basin inserts. Operation and maintenance of the BMP's will be provided by a HOA.

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

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

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

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

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE (cont.) RECOMMND

the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

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

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

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

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO02233 RECOMMND

County Geologic Report (GEO) No. 2233 submitted for this project (TR36316) was prepared by Advanced Geotechnical Solutions, Inc. (AGS) and is entitled "Geotechnical Review of Tentative Tract Map 36316, Planning Areas 7 and 9 (Formerly TTM 29320), Sycamore Creek Development, County of Riverside, California", dated October 12, 2010.

GEO02233 concluded:

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02233 (cont.) RECOMMND

1.There are no active faults within the development area.

2.The potential for surface fault rupture is very low.

3.Liquefaction potential at the site is considered nil. The potential for lateral spreading is very low.

4.The potential for seismically induced dynamic settlement is considered low.

5.The potential for seismically induced landsliding is considered low.

6.The potential for flooding due to tsunami is extremely low.

7.The potential for a seiche impacting the site is considered to be non-existent.

8.The onsite soils are considered as having a low potential for hydro-consolidation.

GEO02233 recommended:

1. The upper one to two feet of desiccated engineered fill and weathered bedrock will need to be moisture conditioned, processed and re-compacted to project standards.

2."Cap" lots should be underlain by a minimum of five feet of fill.

GEO02233 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02233 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 3 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE RECOMMND

his 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 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. 9 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 - 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 SP zone.
b. The front yard setback is 12 feet.
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
f. The minimum width of each lot is 45 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

g. The maximum height of any building is 35 feet.
h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
i. The minimum parcel size is 3600 square feet.
j. No more than 50% of the lot shall be covered by structure.
k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY THE SPECIFIC PLAN ZONING ORDINANCE, AND THE SPECIFIC PLAN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 14 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.

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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 - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 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 - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 20 MAP - FUEL MOD INFO RECOMMND

The developer shall provide information to all future homeowners of lots for lots 1 through 14 explaining at a minimum:

1)The plantings in the backyards of these units are required to be compliant with any and all fuel modification requirements.

2)The future homeowner is responsible for continued maintenance of all plantings.

3)Any replacement landscaping shall be compliant with all fuel modification requirements.

4)The Home Owners Association and/or County officials may periodically inspect the landscaping to assure compliance.

5) No combustible structures, fencing, or play equipment shall be premitted.

10.PLANNING. 21 MAP - WASTE MGNT LETTER (1) RECOMMND

In a letter dated December 29, 2010 the Waste Management Department indicated the following:

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, slate, 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

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - WASTE MGNT LETTER (1) (cont.) RECOMMND

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 Environemntal Health, Environmental Protection and Oversight Division at 1-888-722-4234.

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

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

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

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

Campbell Ranch Road (NS) at:
Mayhew Canyon Road (EW)
Driveway 3 (EW) - TR 36316
Driveway 4 (EW) - TR 36316
Indian Truck Trail (EW)

De Palma Road (NS) at:
Santiago Canyon Road (EW)

I-15 Southbound Ramps (NS) at:
Indian Truck Trail (EW)

10. GENERAL CONDITIONS

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

I-15 Northbound Ramps (NS) at:
Indian Truck Trail (EW)

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

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

10.TRANS. 2 MAP - 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 unacceptablility 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. 3 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. 5 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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 1 (cont.) RECOMMND

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. 6 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. 7 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. 8 MAP- TUMF CREDIT AGREEMENT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

20. PRIOR TO A CERTAIN DATE

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

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases

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40. PRIOR TO PHASING (UNITIZATION)

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

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 ENV ASSESSMENT PHASE I STUDY RECOMMND

A Phase I Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanups Program to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact the Environmental Cleanups Program at (951) 955-8982.

EPD DEPARTMENT

50.EPD. 2 MAP - CONSERVATION EASEMENT RECOMMND

Prior to the issuance of a grading permit, a conservation easement shall be recorded in favor of the Riverside Corona Resource Conservation District (RCRCD). The conservation easement shall encompass the 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001. The conservation easement shall be determined, by the United States Fish and Wildlife Service (USFWS), to meet the requirements of the above referenced document. All appropriate documentation of the recorded conservation easement and USFWS approval shall be submitted to the Riverside County Planning Department Environmental Programs Division (EPD). EPD staff shall determine what documentation is appropriate. Once EPD staff is satisfied that the conservation easement has been recorded and is consistent with the BO requirements, staff shall consider this condition met.

50.EPD. 3 MAP - ECS CONDITION RECOMMND

The constrained areas will conform to the areas mapped as "P.A. 21 Open Space - Conservation" in SP00256A2 Screen Check No. 4 dated June 20, 2011. These areas shall be

50. PRIOR TO MAP RECORDATION

50.EPD. 3 MAP - ECS CONDITION (cont.) RECOMMND

mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Delineated Constraint Area (MSHCP Conservation)."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (MSHCP Conservation) beyond what is mapped as "FUEL MODIFICATION ZONE 2."

"Night lighting shall be directed away from the Delineated Constraint Area (MSHCP Conservation). Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area (MSHCP Conservation) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Delineated Constraint Area (MSHCP Conservation). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height.

50.EPD. 4 MAP - ECS CONDITION 2 RECOMMND

The areas mapped as "OFFSITE FUEL MOD. ZONE 1 PER FIREWISE" on the map labeled TR36316, AMD. #1 and dated 6/20/11, shall be mapped and labeled "FUEL MODIFICATION ZONE 1" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"FUEL MODIFICATION ZONE 1 shall only be planted with native vegetation. Non-native vegetation shall not be planted in this area. Per condition 21 of the Biological Opinion (BO)

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50. PRIOR TO MAP RECORDATION

50.EPD. 4 MAP - ECS CONDITION 2 (cont.) RECOMMND

issued by USFWS, dated Jan 31, 2001; Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2)."

50.EPD. 5 MAP - ECS CONDITION 3 RECOMMND

The areas mapped as "OFFSITE FUEL MOD. ZONE 2 PER FIREWISE" on the map labeled TR36316, AMD. #1 and dated 6/20/11, shall be mapped and labeled "FUEL MODIFICATION ZONE 2" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"FUEL MODIFICATION ZONE 2 shall be thinned to reduce fuel loads. Per condition 21 of the Biological Opinion (BO) issued by USFWS, dated Jan 31, 2001; Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2)."

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

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

50.FIRE. 3 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

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. 4 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. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

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

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

50.FIRE. 6 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,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#46-WATER PLANS (cont.) RECOMMND

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

No offsite drainage facilities or easements are anticipated to be required for this project. Should any offsite drainage facilities or easements be required at a future stage of development, then offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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

No offsite grading for drainage purposes is anticipated to be required for this project. Should any grading for drainage purposes be required at a future stage of development, then written permission shall be obtained from

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING (cont.) RECOMMND

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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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

B. All lots on the FINAL MAP shall have a minimum lot size of 3600 square feet net.

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

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.

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

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 134 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. A letter from EDA indicating they will not accept the fee will suffice to clear this condition.

50.PLANNING. 12 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. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

"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. 22 MAP - ECS WILDLIFE CORR ESMNT RECOMMND

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) RECOMMND

documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property 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 owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map."

Additionally, the following Conditions of Approval have been added to the project which will require specific additions to the CC&R Document: 10.FLOOD RI.19, 50.EPD.7, 50.FIRE.5, 50.FLOOD RI.10, 50.PLANNING.35.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) RECOMMND

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

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenents, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map."

Additionally, the following Conditions of Approval have been added to the project which will require specific additions to the CC&R Document: 10.FLOOD RI.19, 50.EPD.7, 50.FIRE.5, 50.FLOOD RI.10, 50.PLANNING.35.

50.PLANNING. 35 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. 36 MAP - FUEL MOD EASEMENT RECOMMND

Prior to recodation of the map, the final map exhibit shall show all required fuel modification areas, including those in the residential backyards of lots 1 through 14, in easments which shall require, at a minuimun, access for

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - FUEL MOD EASEMENT (cont.) RECOMMND

Fire inspectors to assure compliance with Fuel Modification requirements.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/INTERCHANGE IMP RECOMMND

A funding mechanism or Project Agreement shall be in place for funding of the improvements to the I-15/Indian Truck Trail interchange prior to the recordation of TR36316.

50.TRANS. 2 MAP - TS/DESIGN RECOMMND

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

None

50.TRANS. 3 MAP - TS/GEOMETRICS RECOMMND

The intersection of Campbell Ranch Road (NS) at "B" Street (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: two through lanes
Eastbound: one shared left-turn/right-turn lane - stop controlled
Westbound: N/A
Note: Egress movement only permitted at this driveway. Appropriate signage shall be provided by the project proponent.

The intersection of Campbell Ranch Road (NS) at "A" Street (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - TS/GEOMETRICS (cont.) RECOMMND

cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

50.TRANS. 4 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. 5 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Campbell Ranch Road and so noted on the final map.

50.TRANS. 6 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. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name signs in accordance with the approved Temescal Valley Design Guideline street name sign.

50.TRANS. 8 MAP - SOILS 2 RECOMMND

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

50.TRANS. 9 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the approved Temescal Valley Design Guideline street lighting standards.

50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

(1) Landscaping along Campbell Ranch Road.

(2) Traffic signals located on Campbell Ranch Road at intersection of Indian Truck Trail.

(3) Graffiti abatement of walls and other permanent structures along Campbell Ranch Road.

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 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. 13 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping (and/or 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 Campbell Ranch Road.

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

50.TRANS. 14 USE - TUMF CREDIT AGREEMENT RECOMMND

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

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

additional information.

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 - OFF-SITE INFO RECOMMND

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

50.TRANS. 19 MAP - DEDICATIONS RECOMMND

Street "C", "D", "E", "F", "G", and street "H" (privately maintained) are designated as local roads and shall be improved with 36'full-width AC pavements and 6" concrete curb and gutter within the 46' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/46') (Modified for reduced right-of-way from 56' to 46' and side walk to be constructed adjacent to curb line)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - DEDICATIONS (cont.) RECOMMND

NOTE:
A 5'sidewalk (on both sides) shall be constructed adjacent to the curb line within the 5' parkway.

Street "A" (privately maintained) is designated as a local road and shall be improved with 36'full-width AC pavements and 6" concrete curb and gutter within the 46' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and as approved by the Director of Transportation. (36'/46') (Modified for reduced right-of-way from 56' to 46' and side walk to be constructed on the north side only)

NOTE:
A 5'sidewalk (on the north side only) shall be constructed adjacent the curb line within the 5' parkway.

Street "B" (privately maintained exit road) is designated as a local road and shall be improved with 30'full-width AC pavements and 6" concrete curb and gutter within the 40' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and as approved by the Director of Transportation. (30'/40') (Modified for reduced right-of-way from 56' to 40' and side walk to be constructed on one side only)

NOTE:
1.A 5'sidewalk (on one side only) shall be constructed adjacent the curb line within the 5' parkway.

2.No entry shall be allowed to Street "B" and proper signage shall be installed.

50.TRANS. 20 MAP - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, sidewalk, and/or drainage devices within County right-of-way, including sewer and water laterals on Campbell Ranch Road shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461; such construction shall shown on existing street improvement plans and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - EXISTING CURB & GUTTER (cont.) RECOMMND

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 question, please call the Plan Check Section at (951) 955-6527.

Note:

A 6' meandering sidewalk shall be constructed within the 10'parkway as approved by the Director of Transportation.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - PVT RD GDG PMT RECOMMND

The applicant/developer shall obtain a grading permit prior to constructing a private road.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK RECOMMND

The 71.1-acre wildlife corridor described in the letter "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "RCRCD Conservation Easement (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BO CONDITIONS RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit documentation that the project has met all conditions of the Biological Opinion (BO) issued by United States Fish and Wildlife Service, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2). All documentation shall be submitted to, and reviewed by, the Riverside County Planning Department Environmental Programs Division (EPD). This condition shall not be considered met until EPD staff is satisfied that all BO requirements have been met. EPD may require additional documentation in the form of site visits, reports and correspondence with the wildlife agencies. Please contact EPD for more information.

60.EPD. 4 - CONSERVATION EASEMENT RECOMMND

Prior to the issuance of a grading permit, a conservation easement shall be recorded in favor of the Riverside Corona Resource Conservation District (RCRCD). The conservation easement shall encompass the 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001. The conservation easement shall be determined, by the United States Fish and Wildlife Service (USFWS), to meet the requirements of the above referenced document. All appropriate documentation of the recorded conservation easement and USFWS approval shall be submitted to the Riverside County Planning Department Environmental Programs Division (EPD). EPD staff shall determine what documentation is appropriate. Once EPD staff is satisfied that the conservation easement has been recorded and is consistent with the BO requirements, staff shall consider this condition met.

60.EPD. 5 - CONSERVATION DEDICATION RECOMMND

The 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, shall be offered for dedication to the property owners association as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 - FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 7 - FENCE INSTALL RECOMMND

Prior to the issuance of a grading permit, the 71.1-acre wildlife corridor, described in the letter, "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2) dated January 31, 2001, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - FENCE INSTALL (cont.) RECOMMND

fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

60.EPD. 8 - MMP IMPLEMENTATION RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the document entitled "Conceptual Mitigation and Monitoring Plan For Impacts to Areas Within Belle Meadows Property (Tentative Tracts 30851 and 30852) Lake Mathews/Woodcrest area of Unincorporated Western Riverside County" dated November 21, 2007. Any proposed changes to the mitigation monitoring plan referenced above shall be approved by the Environmental Programs Department (EPD). The biologist shall submit to EPD an itemized cost estimate for all mitigation measures. Financial assurances must be in place prior to the issuance of a grading permit.

FIRE DEPARTMENT

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

No offsite drainage facilities or easements are anticipated to be required for this project. Should any offsite drainage facilities or easements be required at a future stage of development, then offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

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.

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. 4 MAP - PALEONTOLOGIST REQUIRED RECOMMND

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 7 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside 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 25.13 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. 17 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. 18 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - SLOPE STBILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

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.

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.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

EPD DEPARTMENT

80.EPD. 1 MAP - MSHCP LANDSCAPE CONDITIO RECOMMND

The areas mapped as "OFFSITE FUEL MOD. ZONE 1 PER FIREWISE" on the map labeled TR36316 AMD. #1 and dated 6/20/11 shall be delineated on the landscape plan and labled "MSHCP CONSERVATION AREA AND FUEL MOD. ZONE". This area shall be drip irrigated. This area shall only be planted with native vegetation. Only vegetation that is compatible with both MSHCP conservation areas and Fuel Modification Zones shall be used, per condition 21 of the Biological Opinion (BO) issued by USFWS, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2)

80.EPD. 2 MAP - LANDSCAPE PLAN MSHCP RECOMMND

Landscape plans submitted for the project prior to building permit issuance 1) need to identify the adjacent MSCHP conserved lands and 2) shall not use invasive species specifically those identified in Table 6-2 of the MSHCP. When selecting plants suitable to areas adjacent to MSHCP conserved lands, the applicant/permit holder should refer to the Plant List included in the County of Riverside Guide to California Friendly

80.EPD. 3 MAP - MMP INSTALL REPORT RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the Mitigation Monitoring Plan (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3 MAP - MMP INSTALL REPORT (cont.) RECOMMND

and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 4 MAP - LIGHTING PLAN MSHCP RECOMMND

The project is surrounded on all sides by MSHCP Conservation Lands. The Lighting Plan shall be reviewed to ensure that it is consistent with section 6.1.4, Urban Wildlands Interface Guidelines, of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

80.EPD. 5 MAP - UWIG PLAN CHECK RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* Drainage
Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.
* Toxics
Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 5 MAP - UWIG PLAN CHECK (cont.) RECOMMND

wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.
* Lighting
Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
* Noise
Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.
* Invasives
When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

80.EPD. 6 MAP - BIO MONITOR REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm

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80.EPD. 6 MAP - BIO MONITOR REPORT (cont.) RECOMMND

completion. Please contact EPD for further information.

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

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80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 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. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 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. 13 MAP WOOD FENCE TREATMENT RECOMMND

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

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80.PLANNING. 14 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 incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearecd individually.

80.PLANNING. 15 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.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 19 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

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

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)Landscaping plans for slopes exceeding 3 feet in height;

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

5)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

80. PRIOR TO BLDG PRMT ISSUANCE

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

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. 20 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

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

80.PLANNING. 21 MAP - LC LNDSCP COMMON AREA MA RECOMMND

Prior to building permit issuance, 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.

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80.PLANNING. 21 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.

80.PLANNING. 22 MAP - NOISE MITIGATION (2) RECOMMND

Prior to the issuance of building permits, the developer shall ensure the following design features have been incorporated into the homes on lots 62 through 78:

1)Standard duel glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher

2)A "window closed" means of mechanical ventilation (eg air conditioning) shall be provided

3)Window and door assemblies shall be free of cut outs and openings and shall be well fitted and sealed with weather stripping

4)Exterior walls shall have a minimum Sound Transmission Class (STC) rating of 46

5)Roofs/ceilings shall utilize a minimum 1/2 inch plywood seething that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - ELEVATION & FLOOR PLAN RECOMMND

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

80.PLANNING. 24 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 the Specific Plan and the approved EXHIBITS.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - FINAL SITE PLAN (cont.) RECOMMND

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 12 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 6 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 and shall be in a variety of colors.

8. Front yards on longer streets shall feature front yard embellishments in the form of pony walls, courtyards, patio covers and similar structures/features to break up the appearance of continual garage doors.

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 DEVELOPENT plot plan conditon of approval shall be cleared individually.

80.PLANNING. 25 MAP - WASTE MGNT LETTER (2) RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 29, 2010. The sections of the letter that shall be addressed prior to building permits are summarized as follows:

Prior to issuance of a building permit for EACH construction phase, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - WASTE MGNT LETTER (2) (cont.) RECOMMND

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.

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 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

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

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. 6 MAP - PVT RD GDG INSP'S RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Inspection of Final Paving

4.Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.) RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

2.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage
Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.
* Toxics
Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.
* Lighting
Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
* Noise
Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 MAP - UWIG INSPECTION (cont.) RECOMMND

walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.
* Invasives
When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
* Barriers
Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.
* Grading/Land Development
Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 D 2010 EDITION. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.Plans must be submitted to the Fire Dept. for review and approval prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

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.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a eight (8) foot high decorative block wall from lots 61 to 78. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 134. A letter from EDA indicating they will not accept the fee will suffice to clear this condition.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 25.13 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of the original EIR No.325 and any Addenda to said EIR.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.PLANNING. 14 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - DEVELOPER PLANTED BAKYRD RECOMMND

Prior to final inspection for lots 1 through 14, the developer shall plant all backyards for lots 1 through 14 and maintain plantings until an occupant assumes responsibility. The intent is to assure that the planting is compliant with any and all fuel modification requirements. The project documents have indicated that the fuel modification area for the project will include the backyards of these units. The applicant shall provide evidence of full plantings prior to final inspection.

90.PLANNING. 16 MAP - NOISE MITIGATION (1) RECOMMND

Prior to the final building inspection for lots 61 through 78 the developer shall construct an 8-foot tall noise barrier along the perimeter of the lots. The noise barrier shall be located between the adjacent roadways and the exterior living areas. Where applicable, the barriers should wrap around the ends of the dwelling units to prevent flanking of noise into the project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-site openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:
-Masonry Block
-Earthen berm; or
-Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

90.PLANNING. 17 MAP - WASTE MGNT LETTER (3) RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 29, 2010. The portion of the letter that shall be addressed prior to building permit final inspection is summarized as follows:

Prior to issuance of an occupancy permit for EACH construction phase, 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.

CT MAP Tract #: TR36316 Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 2 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. 3 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved Temescal Valley Design Guideline street ligthing plan and standards.

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(1) Landscaping along Campbell Ranch Road

(2) Traffic signals located on Campbell Ranch Road at intersection of Indian Truck Trail

(3) Graffiti abatement of walls and other permanent structures along Campbell Ranch Road

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.

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:

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

T CT MAP Tract #: TR36316 Parcel: 290-670-001

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 17, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Building & Safety (Grading)
Building & Safety (J. Vasquez)
Regional Parks & Open Space Co.
County Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
CSA# 134
Commissioner Roth
Supervisor Buster
City of Corona
City of Lake Elsinore
Corona/Norco Unified School Dist.
Co. Waste Management Dept.
Co. Sheriff's Office
Lee Lake Water District
Verizon
Southern Ca. Edison Co.
Southern Ca. Gas Co.
Caltrans #8
EIC "Attachment A"
Santa Ana Regional WQCB
US Postal Service
Bureau of Land Management
CA Dept. of Fish and Game
U.S. Fish and Wildlife Service
Riverside Transit Agency
Pechanga Band of Indians
Residents of Greater Lake Matthews
Greater Lake Mathews Rural Trails Assoc.
Community Assoc. of Lake Mathews
Mead Valley Municipal Advisory Council
Calif. Native America Heritage Commission

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, CHANGE OF ZONE NO. 7317 – EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256, Planning Areas 1, 2, 3, 4, 5A, 5B, 6, 7, 8, 9, 10, 12, 13, 14, 15A, 15B, 16, 17A, 17B, and 17C. – **REQUEST**: Specific Plan No. 00256, Amendment No. 2 proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 5 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. Change of Zone No. 07317 proposes to create an additional Planning Area, PA 24E, for open space. The Change of Zone also proposes to divide Planning Area 17 into Planning Areas 17A and 17C. – APN: 290-160-003, 005, 006, 016, 017, et al – Related Cases: SP00256, SP00256A1, PM34069

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 4, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Vanessa Ng,** Project Planner, at **(951) 955-5133** or email at vmng@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.

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

DATE: December 13, 2010

FILE COPY

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.-Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones
Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Corona Norco Unified School Dist
City of Corona
Eastern Municipal Water Dist.
Southern California Gas
Southern California Edison

SPECIFIC PLAN NO. 00256, AMENDMENT NO. 2, SCREENCHECK NO. 3, TENTATIVE TRACT MAP NO. 36316 and 36317– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map 36316** proposes an 87 lot subdivision of 25.13 gross acres with an average lot size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of Specific Plan SP256A2. **Tentative Tract Map 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Related Cases: SP00256, SP00256A1, PM34069

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.

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 20, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health-Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 4, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.1– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 21, 2011 Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

If you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project Planner**, at **(951) 955-8631**, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

_____ SIGNATURE: _____

PRINT NAME AND TITLE: _____

If you plan _____

Y:\Planning Case Files-Riverside Office\SP00256A2\DH-PC-BOS Hearings\AMD#1 transmittal in your response, please include a reference to the case number and project planner.

Riverside County
Waste Management Department
Hans W. Kernkamp, General Manager-Chief Engineer

December 29, 2010

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

RE: **Specific Plan 256, Amendment No. 2**
Tentative Tract Map (TR) No. 36316 — Subdivide 25.13 Acres into 87 Single Family Lots

Dear Mr. Straite:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of Campbell Ranch Road and westerly of Interstate 15 within the Temescal Canyon Area Plan. 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 for EACH construction phase,** 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 for EACH construction phase,** 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, Oversight Division, at 1.888.722.4234.

3. Use mulch and/or compost in the devel landscaped areas within the project bound through either onsite composting of grass, i.e., the lawn, or sending separated green waste to

4. Consider xeriscaping and using drought tolerar in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. Call me at (951) 486-3283.

Sir

Su
Pla

PP #97062

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316 – Consider Addendum No. 3 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – **REQUEST:** The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres; areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The Tentative Tract Map is a Schedule "A" a subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan. (Legislative)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	May 15, 2013
PLACE OF HEARING:	County Administrative Center 1st Floor, Board Chambers 4080 Lemon Street Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended consideration of Addendum No. 3 to EIR 325. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/11/2013,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SP00256A2 For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

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

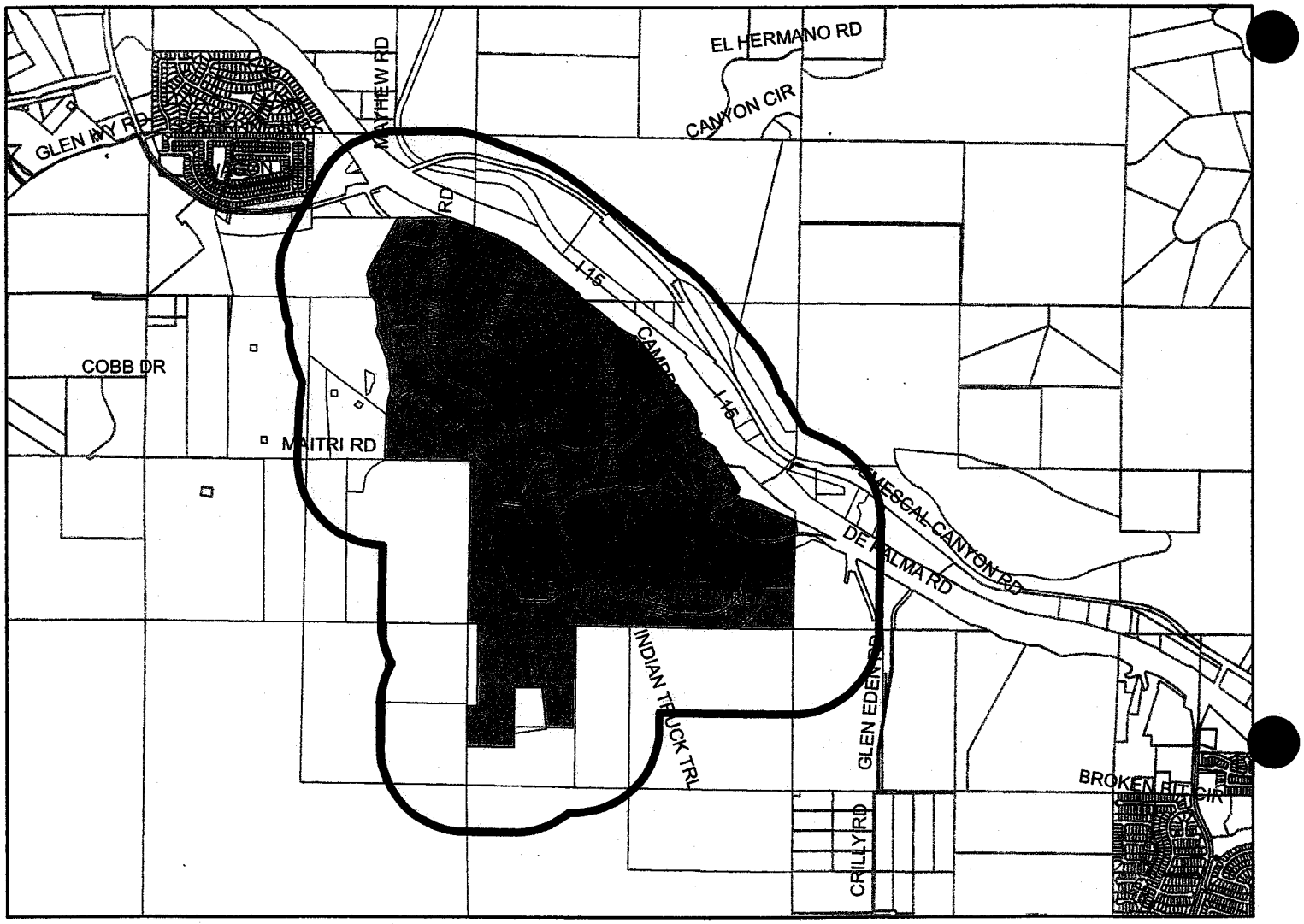
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

checked by
M. Schmitt
July 23, 2013

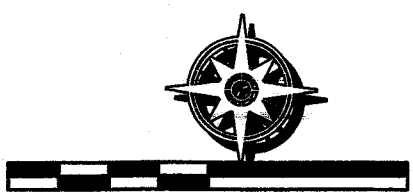
SP00256A2 (1400 feet buffer)



Selected Parcels

290-440-035	290-620-001	290-440-024	290-591-044	290-541-020	290-640-012	290-430-008	290-450-025	290-570-005	290-550-009
290-621-019	290-590-006	290-550-013	290-550-014	290-460-023	290-432-031	290-602-028	290-601-002	290-460-076	290-460-025
290-650-034	290-591-024	290-562-023	290-441-017	290-460-024	290-470-017	290-460-039	290-660-011	290-621-004	290-591-041
290-562-003	290-450-017	290-640-050	290-630-007	290-480-022	290-470-035	290-640-052	290-471-027	290-482-002	290-432-032
290-432-005	290-460-022	290-584-015	290-471-029	290-531-008	290-551-005	290-551-011	290-591-050	290-481-001	290-590-017
290-621-028	290-440-072	290-480-013	290-630-009	290-602-014	290-591-040	290-460-045	290-432-014	290-572-011	290-583-005
290-541-011	290-480-024	290-590-021	290-562-027	290-650-033	290-581-004	290-541-008	290-562-021	290-440-019	290-481-021
290-481-023	290-640-034	290-482-007	290-482-011	290-460-020	290-461-008	290-530-019	290-460-071	290-440-036	290-551-015
290-470-011	290-460-012	290-650-042	290-430-043	290-441-010	290-550-002	290-600-003	290-452-013	290-602-018	290-450-030

t 90 parcels shown



2,750 1,375 0 2,750 Feet

Maps 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: 290050026, APN: 290050026
MENDIL ENTERPRISES
C/O GREG D MENEN
21908 NE 198TH ST
WOODINVILLE WA 98077

ASMT: 290060025, APN: 290060025
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290060034, APN: 290060034
VICKI CUTHERS, ETAL
P O BOX 3766
ORANGE CA 92857

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290060068, APN: 290060068
LEE LAKE WATER DIST
22646 TEMESCAL CYN RD
CORONA CA 92883

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290080015, APN: 290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

ASMT: 290080017, APN: 290080017
ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

ASMT: 290110050, APN: 290110050
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED E ROZZI
2820 CLARK AVE
NORCO CA 92860

ASMT: 290110055, APN: 290110055
RICHMOND AMERICA HOMES OF MARYLAND I
4350 S MONACO ST STE 400
DENVER CO 90237

ASMT: 290110056, APN: 290110056
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE CA 92617

ASMT: 290110060, APN: 290110060
MINE RECLAMATION, ETAL
P O BOX 295
LOMITA CA 90717

ASMT: 290130005, APN: 290130005
SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS CA 91709

ASMT: 290130021, APN: 290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 290150006, APN: 290150006
GRACE KOREAN CHURCH AT NORWALK
1645 W VALENCIA DR
FULLERTON CA 92833

ASMT: 290130052, APN: 290130052
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

ASMT: 290200025, APN: 290200025
AUDREY WALKER
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290130053, APN: 290130053
INDIAN TRUCK TRAIL DEV CO, ETAL
15350 FAIRCHILD RANCH
CHINO HILLS CA 91709

ASMT: 290200032, APN: 290200032
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 290130055, APN: 290130055
INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA CA 92590

ASMT: 290430001, APN: 290430001
RICARDO BECERRA
24917 MULBERRY RD
CORONA, CA. 92883

ASMT: 290130081, APN: 290130081
JANICE MORGER
3325 W LINCOLN
ANAHEIM CA 92801

ASMT: 290430002, APN: 290430002
LISETTE RAMIREZ
24909 MULBERRY RD
CORONA, CA. 92883

ASMT: 290130082, APN: 290130082
WESTERN RIVERSIDE COUNTY REGIONAL CC
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 290430003, APN: 290430003
DEANNA CHAVEZ, ETAL
24901 MULBERRY RD
CORONA, CA. 92883

ASMT: 290150003, APN: 290150003
COMMERCIAL STREET INV CO
P O BOX 77850
CORONA CA 92877

ASMT: 290430004, APN: 290430004
INSUK KELLER, ETAL
24893 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430005, APN: 290430005
SUKHWINDER KAUR, ETAL
24885 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430006, APN: 290430006
KIMBERLY LOMAS
24877 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430007, APN: 290430007
DELILAH MUNOZ, ETAL
24869 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430008, APN: 290430008
JESSICA JENKINS, ETAL
24861 MULBERRY RD
CORONA, CA. 92883

ASMT: 290430009, APN: 290430009
CONCEPCION MARTINEZ, ETAL
10990 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430010, APN: 290430010
MAHER ISMAIL
2045 COMPTON AVE STE 203
CORONA CA 92881

ASMT: 290430011, APN: 290430011
CARL NELSON
11006 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430012, APN: 290430012
LISA GOMEZ, ETAL
11014 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430013, APN: 290430013
RICHARD TORRES
11022 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430014, APN: 290430014
ANNETTE JENKINS, ETAL
11030 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430015, APN: 290430015
ANTONIO FLORES, ETAL
C/O ANTONIO D FLORES
232 SAGEBRUSH LN
AMERICAN CANYON CA 94503

ASMT: 290430016, APN: 290430016
LEE MILLER
11046 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430017, APN: 290430017
CARLA GRAY, ETAL
11054 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430018, APN: 290430018
SHANEE BROWN
11062 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430019, APN: 290430019
ARMANDO VARGAS
11070 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430020, APN: 290430020
DORIS LUDTKE, ETAL
11078 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430021, APN: 290430021
JONATHAN BEARD
11086 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430022, APN: 290430022
WILLIAM FARISH
11094 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430023, APN: 290430023
WILLIAM DEBBANEH
11102 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430025, APN: 290430025
JIMMIE HISHMEH, ETAL
C/O JIMMIE L HISHMEH
11118 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290430026, APN: 290430026
RAMONA UHALL, ETAL
14792 CARFAX DR
TUSTIN CA 92680

ASMT: 290430027, APN: 290430027
MARIA VILLA, ETAL
24922 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430028, APN: 290430028
DARREN TUMANG
24930 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430029, APN: 290430029
JAY YU
24938 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430030, APN: 290430030
AMOS JONES, ETAL
24946 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430031, APN: 290430031
RUBEN LOYA, ETAL
24954 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290430032, APN: 290430032
NORRIS GROUP COMMUNITY REINVESTMENT
1845 CHICAGO AVE STE C
RIVERSIDE CA 92507

ASMT: 290430033, APN: 290430033
SHU WAN RIPPY, ETAL
11098 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430034, APN: 290430034
KEVIN NESBY
11106 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430035, APN: 290430035
ERNESTINE RODRIGUEZ, ETAL
11114 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430036, APN: 290430036
CARLOS LEVARIO
11122 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430037, APN: 290430037
CATHERINE LAGOE
11130 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290430040, APN: 290430040
FANY KHIOE, ETAL
36 SILHOUETTE
IRVINE CA 92603

ASMT: 290430041, APN: 290430041
SANG SHIN, ETAL
24991 CATKIN ST
CORONA, CA. 92883

ASMT: 290430042, APN: 290430042
KELLI GUTIERREZ
24983 CATKIN ST
CORONA, CA. 92883

ASMT: 290430043, APN: 290430043
MARISA KIRBY, ETAL
C/O MARISA KIRBY
24975 CATKIN ST
CORONA, CA. 92883

ASMT: 290430044, APN: 290430044
ALBA DIAZ, ETAL
11121 PINECONE ST
CORONA, CA. 92883

ASMT: 290430045, APN: 290430045
ERICA KOPENSKY, ETAL
1368 CORTE BAGALSO
SAN MARCOS CA 92069

ASMT: 290431001, APN: 290431001
CLAUDIA LARA, ETAL
24957 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290431002, APN: 290431002
JAIME TAMAYO
24949 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290431003, APN: 290431003
PATTI HAMILTON, ETAL
24941 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290431004, APN: 290431004
CONSUELO INFANTE, ETAL
24933 ELMWOOD ST
CORONA, CA. 92883

ASMT: 290431005, APN: 290431005
NORMA TANABE, ETAL
24916 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431006, APN: 290431006
DEBORAH TREADWELL
24932 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431007, APN: 290431007
CATALINO REYES
24940 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431008, APN: 290431008
MELINDA BRAVO
24943 GREENBRIER CT
CORONA, CA. 92883

ASMT: 290431009, APN: 290431009
BETH APLIN, ETAL
11065 WHITEBARK LN
CORONA, CA. 92883

ASMT: 290431010, APN: 290431010
BEVERLY HUNTER
2951 DRUID LN
LOS ALAMITOS CA 90720

ASMT: 290431011, APN: 290431011
MICHELLE MONROE
24910 ASHTREE CT
CORONA, CA. 92883

ASMT: 290431012, APN: 290431012
JOCELYN ESQUER, ETAL
24913 ASHTREE CT
CORONA, CA. 92883

ASMT: 290431014, APN: 290431014
BAO WANG, ETAL
8 OAKMONT DR
LOS ANGELES CA 90049

ASMT: 290431015, APN: 290431015
GOSHI SINGH, ETAL
24874 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431016, APN: 290431016
VERONICA FLORES, ETAL
24882 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431017, APN: 290431017
LUIS DUENAS
24898 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431018, APN: 290431018
GUADALUPE GUTIERREZ
24906 MULBERRY RD
CORONA, CA. 92883

ASMT: 290431019, APN: 290431019
GRACIELA PEDROZA, ETAL
10994 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431020, APN: 290431020
ALICIA DARR, ETAL
11002 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431021, APN: 290431021
SUZANNE SABLAN
3591 DICKENSON COMMON
FREMONT CA 94538

ASMT: 290431023, APN: 290431023
CREEK HOMES
P O BOX 3082
CYPRESS CA 90630

ASMT: 290431024, APN: 290431024
DENISE GREMPEL
11034 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290431025, APN: 290431025
DEBORAH POST, ETAL
11042 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290431026, APN: 290431026
NGOCPHUOC NGO, ETAL
11050 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431027, APN: 290431027
SANAA NAJEM, ETAL
11058 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290431028, APN: 290431028
JESUS QUINTERO, ETAL
11066 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432001, APN: 290432001
MARCELA VARGAS, ETAL
11127 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432002, APN: 290432002
SUSAN MYERS, ETAL
11119 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432003, APN: 290432003
LORA BLUM
11111 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290432004, APN: 290432004
ROCHELLE GIORDANO, ETAL
11103 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432005, APN: 290432005
ANNA CO, ETAL
11095 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432006, APN: 290432006
KIM BRACKEN, ETAL
11087 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432007, APN: 290432007
KAMRON JAMNESHAN
11079 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432008, APN: 290432008
ZSANAE MILLER, ETAL
11071 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432009, APN: 290432009
MICHELLE FRIGILLANA, ETAL
11063 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432010, APN: 290432010
SUMANDEEP RANA, ETAL
11047 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432011, APN: 290432011
ELAINE DAVIS
11039 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432012, APN: 290432012
KRISTIE VANHORN, ETAL
11023 EVERGREENLOOP
CORONA, CA. 92883

ASMT: 290432013, APN: 290432013
YUSUF ANSARI, ETAL
11015 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432014, APN: 290432014
VIJAYA GOVINDARAJU, ETAL
10999 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432015, APN: 290432015
PRISCILLA OH, ETAL
10991 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432016, APN: 290432016
MINERVA BUNCH, ETAL
10983 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290432017, APN: 290432017
ANNETTE CORONEL PEREY, ETAL
29 HILLCREST MEADOW
ROLLING HILLS CA 90274

ASMT: 290432019, APN: 290432019
TINA DENNIS, ETAL
11092 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432022, APN: 290432022
M LEE, ETAL
11068 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432023, APN: 290432023
JOLENE BULLOCK, ETAL
11060 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432024, APN: 290432024
YING CAI
11052 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432025, APN: 290432025
JANIE HAN, ETAL
11044 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432026, APN: 290432026
PAO CHUNG, ETAL
11224 VISTA LN
EL MONTE CA 91731

ASMT: 290432027, APN: 290432027
CYNTHIA PETERS, ETAL
11028 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432028, APN: 290432028
DAMARIS PERAZA
11020 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432029, APN: 290432029
ISABEL MARTINEZ, ETAL
11012 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432030, APN: 290432030
REBECCA BERKHEIMER, ETAL
11004 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432031, APN: 290432031
MAGDA GHEBRIAL, ETAL
10996 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290432032, APN: 290432032
SANAZ SANAEI, ETAL
24959 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440001, APN: 290440001
OBELLA VELASCO, ETAL
11199 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440002, APN: 290440002
AIMEE SMITH, ETAL
11207 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440003, APN: 290440003
COLBY KURZHAL
11215 EVERGREEN LOOP
CORONA, CA. 92880

ASMT: 290440004, APN: 290440004
AMY ARMSTRONG, ETAL
11223 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440005, APN: 290440005
RENEA HARLOW, ETAL
11231 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440006, APN: 290440006
PATRICIA ISLES BLOCH
C/O PATRICIA BLOCH
11239 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440008, APN: 290440008
MARJORIE WILLIAMS
11263 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440009, APN: 290440009
MARK BAKER, ETAL
11271 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440010, APN: 290440010
KATHERINE CARRANZA, ETAL
11279 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440011, APN: 290440011
HEATHER OBRIEN, ETAL
11287 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290440013, APN: 290440013
MANUEL DACLAN
25143 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440015, APN: 290440015
CAROLINA GABOT, ETAL
25159 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440017, APN: 290440017
MELVYN OSEPHIUS
25175 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440018, APN: 290440018
PAMELA WALDRON, ETAL
25194 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440019, APN: 290440019
ANDY TRAN
6434 E HIGHTREE LN
ORANGE CA 92867

ASMT: 290440020, APN: 290440020
JANET RIDDALL, ETAL
25170 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440021, APN: 290440021
KIMBERLEE GIBSON, ETAL
25162 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440022, APN: 290440022
EDUARDO CEBALLOS, ETAL
25154 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440023, APN: 290440023
DORIS SCOTT, ETAL
25146 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440024, APN: 290440024
2943 E LAS HERMANAS STREET
2943 E LAS HERMANAS ST
RANCHO DOMINGUEZ CA 90221

ASMT: 290440025, APN: 290440025
NEW KEVIN
2175 SAMSON AVE NO 110
CORONA CA 92879

ASMT: 290440026, APN: 290440026
NORCO HORESHOE
1108 COLORADO BLVD
EAGLE ROCK CA 90041

ASMT: 290440027, APN: 290440027
LAN PAN, ETAL
18647 SARAZEN CT
YORBA LINDA CA 92886

ASMT: 290440028, APN: 290440028
JOSEPH GAUTHIER, ETAL
C/O JOSEPH P GAUTHIER
25098 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440029, APN: 290440029
IRENE KURIA, ETAL
25082 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440030, APN: 290440030
SARALINDA PAWLOWIC, ETAL
25074 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440031, APN: 290440031
ROSA ESTRADA, ETAL
25066 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440032, APN: 290440032
TANIA LY, ETAL
43 GOLDEN STAR
IRVINE CA 92604

ASMT: 290440033, APN: 290440033
VALERIE SOUBRA, ETAL
PO BOX 11272
NEWPORT BEACH CA 92658

ASMT: 290440034, APN: 290440034
STEPHANIE LACROIX, ETAL
25026 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440035, APN: 290440035
25010 CLIFFROSE
25139 PACIFIC CREST
CORONA CA 92883

ASMT: 290440036, APN: 290440036
ANTHONY HO
25002 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440037, APN: 290440037
MIA CLAUSSEN
3870 EL HIJO ST
RIVERSIDE CA 92504

ASMT: 290440038, APN: 290440038
VERLYN JENSEN, ETAL
C/O VERLYN N JENSEN
5100 CAMPUS DR STE 200
NEWPORT BEACH CA 92660

ASMT: 290440039, APN: 290440039
LESLIE GUTHRIE, ETAL
24978 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440040, APN: 290440040
GINA MEURS, ETAL
24970 CLIFFROSE ST
CORONA, CA. 92883

ASMT: 290440041, APN: 290440041
LINGLIN HE, ETAL
11015 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440042, APN: 290440042
SUSAN TROXLER, ETAL
35571 DESERT ROSE WAY
LAKE ELSINORE CA 92532

ASMT: 290440043, APN: 290440043
JEANNETTE AGUNDEZ, ETAL
25035 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440044, APN: 290440044
SHABANA AHMED, ETAL
25043 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440045, APN: 290440045
MAIRA RENEDEIRO, ETAL
25051 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440046, APN: 290440046
LINDA BUDY
25059 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440047, APN: 290440047
GREGORY ESTRAUIT
25067 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440048, APN: 290440048
BEATRICE WAGNER
25075 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440049, APN: 290440049
SHAHIDA PERVEEN, ETAL
25083 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440050, APN: 290440050
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25088 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440051, APN: 290440051
JAMES RUSSO
25080 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440052, APN: 290440052
DARLENNE VALENCIA SANDOVAL, ETAL
STE 1801
27129 CALLE ARROYO
SAN JUAN CAPISTRANO CA 92675

ASMT: 290440053, APN: 290440053
JEFFREY LEWIS
25056 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440054, APN: 290440054
ANNE RENDEIRO, ETAL
25040 PEPPERTREE CT
CORONA, CA. 92883

ASMT: 290440055, APN: 290440055
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11047 SWEETGUM ST
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ASMT: 290440056, APN: 290440056
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10845 SE SKYLINE DR
SANTA ANA CA 92705

ASMT: 290440057, APN: 290440057
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11071 SWEETGUM ST
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ASMT: 290440058, APN: 290440058
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11079 SWEETGUM ST
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ASMT: 290440059, APN: 290440059
OSCAR VELASTEGUI
11087 SWEETGUM ST
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ASMT: 290440060, APN: 290440060
GILLES MARTEL, ETAL
11095 SWEETGUM ST
CORONA, CA. 92883

ASMT: 290440061, APN: 290440061
SANDRA PIRGHAIBI, ETAL
11082 BUTTONBUSH CT
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ASMT: 290440062, APN: 290440062
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ASMT: 290440063, APN: 290440063
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11066 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440064, APN: 290440064
DEBORAH MORROW, ETAL
23801 FAWNSKIN DR
CORONA CA 92883

ASMT: 290440065, APN: 290440065
HEEKYUNG CHUNG, ETAL
11042 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440066, APN: 290440066
CYNTHIA WILLIAMS, ETAL
C/O CYNTHIA WILLIAMS
11045 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440067, APN: 290440067
MARIKAY KLAUS, ETAL
11053 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440068, APN: 290440068
ROBERT POINDEXTER
11061 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440069, APN: 290440069
DANETTE EDWARDS, ETAL
11069 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440070, APN: 290440070
LAURA SIQUELAND, ETAL
11077 BUTTONBUSH CT
CORONA, CA. 92883

ASMT: 290440071, APN: 290440071
MAMDOUH MAXIMOS
11085 BUTTONBUSH CT
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ASMT: 290440072, APN: 290440072
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11093 BUTTONBUSH CT
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11154 EVERGREEN LOOP
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11162 EVERGREEN LOOP
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11170 EVERGREEN LOOP
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ASMT: 290450005, APN: 290450005
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11178 EVERGREEN LOOP
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ASMT: 290450006, APN: 290450006
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11186 EVERGREEN LOOP
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ASMT: 290450007, APN: 290450007
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11194 EVERGREEN LOOP
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ASMT: 290450009, APN: 290450009
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ASMT: 290450010, APN: 290450010
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ASMT: 290450011, APN: 290450011
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ASMT: 290450023, APN: 290450023
VINCENT BANKS, ETAL
25002 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450024, APN: 290450024
ELDA GONZALEZ
25010 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450025, APN: 290450025
DOONEYA KAOUD, ETAL
25018 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450026, APN: 290450026
ANNA YOO, ETAL
25026 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450027, APN: 290450027
JENNIFER SCULLY, ETAL
25013 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450028, APN: 290450028
ELIZABETH GRONCKI, ETAL
25005 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450029, APN: 290450029
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24997 BOXELDER CT
CORONA, CA. 92883

ASMT: 290450030, APN: 290450030
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ASMT: 290450031, APN: 290450031
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ASMT: 290450032, APN: 290450032
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ASMT: 290450034, APN: 290450034
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ASMT: 290450035, APN: 290450035
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ASMT: 290450036, APN: 290450036
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11175 EVERGREEN LOOP
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ASMT: 290451002, APN: 290451002
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CORONA, CA. 92883

ASMT: 290451003, APN: 290451003
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ASMT: 290452002, APN: 290452002
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11116 PINECONE ST
CORONA, CA. 92883

ASMT: 290452003, APN: 290452003
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ASMT: 290452004, APN: 290452004
DAWN RYAN, ETAL
11132 PINECONE ST
CORONA, CA. 92883

ASMT: 290452005, APN: 290452005
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11140 PINECONE ST
CORONA, CA. 92883

ASMT: 290452006, APN: 290452006
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11148 PINECONE ST
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ASMT: 290452007, APN: 290452007
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11156 PINECONE ST
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212 S OLD RANCHO RD
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ASMT: 290452009, APN: 290452009
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11172 PINECONE ST
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ASMT: 290452010, APN: 290452010
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11180 PINECONE ST
CORONA, CA. 92883

ASMT: 290452011, APN: 290452011
DAVID VICENTE
11188 PINECONE ST
CORONA, CA. 92883

ASMT: 290452012, APN: 290452012
MELISSA BRADSHAW, ETAL
11196 PINECONE ST
CORONA, CA. 92883

ASMT: 290452013, APN: 290452013
LILIANA DETAPIA, ETAL
11204 PINECONE ST
CORONA, CA. 92883

ASMT: 290452015, APN: 290452015
ELSA GONZALEZ, ETAL
11220 PINECONE ST
CORONA, CA. 92883

ASMT: 290452016, APN: 290452016
CECILIA NINAN
11228 PINECONE ST
CORONA, CA. 92883

ASMT: 290452017, APN: 290452017
ERIN RAPP, ETAL
11236 PINECONE ST
CORONA, CA. 92883

ASMT: 290452018, APN: 290452018
BEN TRAN
11244 PINECONE ST
CORONA, CA. 92883

ASMT: 290452019, APN: 290452019
MICHELLE LINK, ETAL
11252 PINECONE ST
CORONA, CA. 92883

ASMT: 290452020, APN: 290452020
PEPPINO DIROMA
11260 PINECONE ST
CORONA, CA. 92883

ASMT: 290452021, APN: 290452021
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11268 PINECONE ST
CORONA, CA. 92883

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11218 EVERGREEN LOOP
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ASMT: 290460004, APN: 290460004
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11226 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460005, APN: 290460005
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11234 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460006, APN: 290460006
OLIVIA DELEON, ETAL
11242 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460007, APN: 290460007
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11250 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460008, APN: 290460008
ARTHURO SANTOS, ETAL
11258 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460009, APN: 290460009
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11266 EVERGREEN LOOP
CORONA, CA. 92883

ASMT: 290460010, APN: 290460010
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ASMT: 290460012, APN: 290460012
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11290 EVERGREEN LOOP
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ASMT: 290460017, APN: 290460017
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25054 BIRCHTREE CT
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ASMT: 290460018, APN: 290460018
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25070 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460019, APN: 290460019
WADE LOGAN
25078 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460020, APN: 290460020
ANITA PEARSON
25086 BIRCHTREE CT
CORONA, CA. 92883

ASMT: 290460021, APN: 290460021
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25094 BIRCHTREE CT
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ASMT: 290460022, APN: 290460022
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25102 BIRCHTREE CT
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ASMT: 290460023, APN: 290460023
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25110 BIRCHTREE CT
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25131 BIRCHTREE CT
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25115 BIRCHTREE CT
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ASMT: 290460032, APN: 290460032
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ASMT: 290460033, APN: 290460033
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ASMT: 290460034, APN: 290460034
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ASMT: 290460035, APN: 290460035
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ASMT: 290460037, APN: 290460037
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ASMT: 290460043, APN: 290460043
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ASMT: 290460050, APN: 290460050
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