

T MAP Tract #: TR32627M2

Parcel: 917-260-086

10. GENERAL CONDITIONS

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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19            MAP BMP MAINTENANCE & INSPECT (cont.)            RECOMMND

to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1            MAP - MAP ACT COMPLIANCE            RECOMMND

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

10.PLANNING. 2            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 county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3            MAP - ORIGINAL APPROVAL DATE            RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on December 5, 2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 7            MAP - OFFSITE SIGNS ORD 679.4            RECOMMND

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

10.PLANNING. 8            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 R-1 zone, of Ordinance No. 348, Section

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10.PLANNING. 8

MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 7,200 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 ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 9

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 9                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

shall be required.

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

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

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

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

10.PLANNING. 11                  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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 12 MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 14 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. 15 MAP - EXISTING SECOND UNITS

RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted

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10. GENERAL CONDITIONS

10.PLANNING. 15            MAP - EXISTING SECOND UNITS (cont.)            RECOMMND

as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 16            MAP - NO OFF-ROAD USES ALLOWED            RECOMMND

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

10.PLANNING. 17            MAP - MINOR CHANGE NO. 1            RECOMMND

Minor Change No. 1 allowed to change condition of approval 80.PLANNING.20 (e) (TR32627) to allow the use of wood or vinyl fencing on all side and rear property lines. A block wall shall be constructed on the perimeter of all pads that border a street. A view fence, consisting of tubular steel or wrought iron shall be used on all rear yards that are adjacent to slopes, detention basins, and the channel.

10.PLANNING. 18            GEN - 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:

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 19

GEN - 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 its sacred or cultural importance.

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

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

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

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10. PLANNING. 20 MAP - GEO01596

RECOMMND

County Geologic Report (GEO) No. 1596, submitted for this project (TR32627), was prepared by LOR Geotechnical Group, Inc and is entitled: "Consolidation Report, Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California" dated January 27, 2006. In addition LOR Geotechnical Group, Inc prepared "Response to Review Comments, County Geologic Report No. 1596 (Geologic), Consolidation Report, Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California" dated January 30, 2006. This document is herein incorporated as a part of GEO01596.

GEO No. 1596 concluded:

1. The closest active fault to the site is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site.
2. A very faint photolineament, suggestive of faulting has been mapped traversing the site. Trenching of this feature indicated that it is not coincident with any faulting.
3. It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore Fault Zone.
4. Portions of the site underlain by bedrock are not prone to liquefaction due to the presence of these bedrock units on the site.

GEO No. 1596 recommended:

1. The seismic design of structures shall adhere to the seismic parameters in the report and the seismic design requirements in the Uniform Building Code.
2. The removal and recompaction of the alluvial soils on the site during site grading as recommended in the above reference report will mitigate the susceptibility of liquefaction within these alluvial soils.

GEO No. 1596 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1596 is hereby accepted for planning purposes. Engineering and other



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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO01596 (cont.)

RECOMMND

Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

IT SHOULD BE NOTED THAT GEO01596, ALTHOUGH NOT EXPRESSLY STATED IN THE ORIGINAL APPROVAL WRITE-UP FOR THAT REPORT AND THE PARENT TRACT MAP, DID ADEQUATELY ADDRESS THE PROPOSED CUT AND FILL SLOPES ON THIS SITE. FURTHER ANALYSIS AND IN-GRADING OBSERVATIONS AND DESIGN MODIFICATIONS ARE TO BE MADE DURING SITE GRADING AS APPROPRIATE.

10.PLANNING. 21 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 or any successor in interest shall:

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

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10. GENERAL CONDITIONS

10.PLANNING. 21           MAP - LC LANDSCAPE REQUIREMENT (cont.)           RECOMMND

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. 22           MAP - TEMPLATE           RECOMMND

Minor Change No. 2 allows the connection between street "A" and "J" to provide a better circulation for the tract. All street standards shall be reviewed and approved by the Transporation Department prior to recordation of the Final Map.

TRANS DEPARTMENT

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

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. 2           MAP - COUNTY WEB SITE           RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 4 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. 5 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. 6 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 Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS (cont.)

RECOMMND

levels of service for the following intersections based on the traffic study assumptions.

Old Town Front Street (NS) at:  
SR-79 (EW)

I-15 Southbound Ramp (NS) at:  
SR-79 (EW)

I-15 Northbound Ramp (NS) at:  
SR-79 (EW)

Bedford Court (NS) at:  
SR-79 (EW)

La Paz Street (NS) at:  
SR-79 (EW)

Pechanga Parkway (NS) at:  
SR-79 (EW)  
Wolf Valley Road (EW)  
Deer Hollow Way (EW)

Margarita Road/Redhawk Parkway (NS) at:  
SR-79 (EW)

Redhawk Parkway (NS) at:  
Vail Ranch Parkway (EW)  
Wolf Valley Road (EW)

Via Puebla (NS) at:  
Redhawk Parkway (EW)

Project Driveway 1 (NS) at:  
Redhawk Parkway (EW)

El Chimisal Road (NS) at:  
Redhawk Parkway (EW)  
Morgan Hill Drive

Project Driveway 2 (NS) at:  
Monte Verde Road (EW)

Project Driveway 3 (NS) at:  
Monte Verde Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP - TS/CONDITIONS (cont.) (cont.)

RECOMMND

Project Driveway 4 (NS) at:  
Monte Verde Road (EW)

Project Driveway 5 (NS) at:  
Monte Verde Road (EW)

El Chimisal Road (NS) at:  
Monte Verde Road (EW)  
Project Driveway 6 (EW)

Project Driveway 7 (NS) at:  
Anza Road (EW)

El Chimisal Road (NS) at:  
Anza Road (EW)

Butterfield Stage Road (NS) at:  
Anza Road (EW)

Project Driveway 8 (NS) at:  
Anza Road (EW)

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

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

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  
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.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

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 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

FIRE DEPARTMENT

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

RECOMMND

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

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

50.FIRE. 2 MAP-#46-WATER PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#46-WATER PLANS (cont.)                      RECOMMND

company, the originals shall be presented to the Fire Department for signature.

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

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

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

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

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

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or

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50. PRIOR TO MAP RECORDATION

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

facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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

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

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

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

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

50.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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



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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 11                      MAP SHOW FLOODPLAIN ECS                      RECOMMND

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

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

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. All lots on the FINAL MAP shall have a minimum lot size of 8,000 square feet net. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP). D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. 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. 6 MAP - PROT/VEG MAGMT PLAN

RECOMMND

Prior to the issuance of grading permits, the developer shall prepare and submit protection/vegetation management plan to the County Fire for approval.

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

50.PLANNING. 9 MAP - OFFER OF TRAILS

RECOMMND

An offer of dedication to the County of Riverside for a ten foot (10') wide community trail along Anza Road, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten foot (10') wide community trail located along Anza

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10                   MAP - TRAIL MAINTENANCE (cont.)                   RECOMMND

Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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. 20                   MAP - ECS NOTE MT PALOMAR LIGH                   RECOMMND

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

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

50.PLANNING. 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. 28                   MAP - FEE BALANCE                   RECOMMND

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

50.PLANNING. 31                   MAP - 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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

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

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 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the 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."

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50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 32 MAP - COMMON AREA MAINTENANCE RECOMMND

Common areas identified in the TENTATIVE MAP shall be owned and maintained as follows: A permanent master maintenance organization shall be established for the TENTATIVE MAP, to assume ownership and maintenance responsibility for all open space, circulation systems, water detention and water quality basins, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

50.PLANNING. 33 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* Per the County of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

50.PLANNING. 34 MAP - ECS PALEO RESOURCES RECOMMND

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

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - ECS PALEO RESOURCES (cont.)

RECOMMND

high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35                    MAP- LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

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 - TRAIL CONNECTION                    RECOMMND

The land divider shall provide a trail connectivity from the Morgan Hill development where feasible. (Added by PC on 06/20/13)

TRANS DEPARTMENT

50.TRANS. 1                        MAP - DEDICATION                        RECOMMND

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

Bassett Street and El Chimisal Road (entry) are designated COLLECTOR STREET and shall be improved with 46' foot full-width AC pavement, 6" concrete curb and gutter, 6' raised entry median, and 5' sidewalk located 3' from right-of-way line within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76') (Modified)

Tallhouse Road (entry) is designated COLLECTOR STREET and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, 10' raised entry median, 5' sidewalk located 3' from right-of-way line within the 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/80')

El Chimisal Road, along tract boundary, is designated SECONDARY HIGHWAY and shall be improved with 32 foot half-width AC pavement and 6" concrete curb and gutter within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1

MAP - DEDICATION (cont.)

RECOMMND

Anza Road, along the tract boundary between Lot 1 and El Chimisal Road is designated MAJOR HIGHWAY and shall be improved with 76 foot full-width AC pavement, and 8" concrete curb and gutter, within the 118' full-width dedicated right-of-way in accordance with County Standard No. 93. (76'/118')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

Anza Road, along the tract boundary between Lot 90 and Lot 107, is designated MAJOR HIGHWAY and shall be improved with 56 foot part-width (38' on project side and 18' on opposite side) AC pavement, and 8" concrete curb and gutter, within the 89' part-width dedicated right-of-way (59' on project side and 30' on opposite side) in accordance with County Standard No. 93. (56'/89') (Modified)

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

Via Pascal, from street "B" to 350' approximately northerly, shall be improved with 24' of aggregate base within 32' of graded surface and within 60' of dedicated right-of-way.

NOTE: A Cash-In-Lieu of Construction fee shall be paid for the improvement of 18' AC pavement between the limits indicated above for Via Pascal.

50.TRANS. 2

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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                    MAP - PART-WIDTH                    RECOMMND

Monte Verde Road along project boundary between Lot 109 and 117 is designated LOCAL STREET and shall be improved with 32 feet of part-width AC pavement (20' on project side and 12' on opposite side), 6' concrete curb and gutter and 5' sidewalk adjacent to the right-of-way line within a 45' part-width dedicated right-of-way (30' on project side and 15' on opposite side) in accordance with County Standard No. 105, Section "C".

50.TRANS. 4                    MAP - OFF-SITE INFO                    RECOMMND

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

50.TRANS. 5                    MAP - EASEMENT/SUR                    RECOMMND

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

50.TRANS. 6                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on Anza Road and El Chimisal Road and so noted on the final map.

50.TRANS. 7                    MAP - STRIPING PLAN                    RECOMMND

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

50.TRANS. 8                    MAP - STREET NAME SIGN                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - VACATION/SUR

RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Via Pascal from Anza Road northerly to street "B" and from Monte Verde Road to 300' southerly or as directed by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 10 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be designed within Anza Road, El Chimisal Road and entry streets Bassett Street, El Chimisal Road, and Tallhouse 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 to be annexed to 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. 11 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. 12 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

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

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

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

50.TRANS. 14 MAP - STREETLIGHT PLAN

RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - ASSESSMENT DIST 1                      RECOMMND

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

50.TRANS. 16                      MAP- CORNER CUT-BACK I/SUR                      RECOMMND

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

50.TRANS. 17                      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. 18                      MAP - TS/GEOMETRICS M2                      RECOMMND

The intersection of Atree Court (NS) at Monte Verde Drive (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one right-turn lane  
Southbound: N/A  
Eastbound: One shared through/right-turn lane  
Westbound: One through lane

The intersection of El Chimisal Road (NS) at Monte Verde Drive (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and two through lanes  
Southbound: Two through lanes

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18

MAP - TS/GEOMETRICS M2 (cont.)

RECOMMND

Eastbound: One left-turn lane and one right-turn lane

Westbound: N/A

NOTE: The project proponent shall install a marked pedestrian crosswalk at this intersection. This NOTE was added at the request of Planning Commission 06/19/2013.

The intersection of El Chimisal Road (NS) at Anza Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one shared through/right-turn lane

Southbound: One left-turn lane, one through lane, and one right-turn lane

Eastbound: One left-turn lane, two through lanes, and one right-turn lane

Westbound: One left-turn lane, two through lanes, and one right-turn lane

The intersection of El Chimisal Road (NS) at Baystone Street (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and two through lanes

Southbound: Two through lanes

Eastbound: One left-turn lane and one right-turn lane

Westbound: N/A

The intersection of Bassett Street (NS) at Anza Road (EW) shall be improved to provide the following geometrics:

Northbound: One right-turn lane

Southbound: One right-turn lane

Eastbound: Two through lanes

Westbound: Two through lanes

NOTE - Access shall be restricted to Right-In/Right-Out only by installation of a raised median along Anza Road. The median shall extend 120' in each direction from the centerline of Bassett Street. The total length of the median shall be 240'.

The intersection of Tallhouse Road (NS) at Anza Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One shared left-turn/right-turn lane

Eastbound: One left-turn lane and two through lanes



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50. PRIOR TO MAP RECORDATION

50.TRANS. 18                      MAP - TS/GEOMETRICS M2 (cont.) (cont.)                      RECOMMND

Westbound: Two through lanes

or as approved by the Transportation Department

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

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

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

60.BS GRADE. 2                      MAP - GRADING SECURITY                      RECOMMND

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

60.BS GRADE. 3                      MAP - IMPORT/EXPORT                      RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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

RECOMMND

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'ITY 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.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

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60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100 (cont.)                    RECOMMND

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. 11                    MAP - APPROVED WQMP                    RECOMMND

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

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

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

60.BS GRADE. 14                    USE-G2.4GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE-G2.4GEOTECH/SOILS RPTS (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II

RECOMMND

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

EPD DEPARTMENT

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

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this

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60. PRIOR TO GRADING PRMT ISSUANCE

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

species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

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 RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

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

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

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

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

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

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

60.FLOOD RI. 8                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3                    MAP - PALEONTOLOGIST REQUIRED                    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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                    MAP - PALEONTOLOGIST REQUIRED (cont.)                    RECOMMND

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. 4                    MAP - COMMUNITY TRAIL ESMNT                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1, 2, 26-33, 61-67, 89-96, and 99-108, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 6                    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. 7                    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 form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7                   MAP - SLOPE GRADING TECHNIQUES (cont.)                   RECOMMND

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. 8                   MAP - GRADING & BRUSHING AREA                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 12                  MAP - SECTION 1601/1603 PERMIT                  RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide 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, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13                  MAP - SECTION 404 PERMIT                  RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide 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 Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 60.9 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. 16

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. 17

MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 19

MAP - SLOPE STABILTY 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SLOPE STABILTY RPRT (cont.)

RECOMMND

geotechnical report for the project site.

60.PLANNING. 21 GEN- CULTURAL RESOURCES PROFE

RECOMMND

Although no cultural resources were found during a Phase I archaeological survey, as a result of information contained within archaeological report number PD-A-4011, prepared by Jean A. Keller, dated October 2005, it was determined that archaeological monitoring of the mass or rough grading was appropriate due to the documented prehistoric and

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified County-certified Archaeologist for monitoring and mitigation services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. that is subject to archaeological monitoring by the Project Archaeologist. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

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

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources. The Project Archaeologist shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 26 GEN - TRIBAL MONITORING RECOMMND

As a result of previous communication from the Temecula Band of Luiseno Mission Indians (Pechanga), and information contained in archaeological report PD-A-4011, prepared by Jean Keller, dated October 2005, it has been determined that tribal observation of mass or rough grading and trenching during construction is appropriate.

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

The Tribal Observer shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. that is subject to archaeological monitoring by the Project Archaeologist. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

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

NOTE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN - TRIBAL MONITORING (cont.)

RECOMMND

- 1) The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology and shall consult with the County, tribal observer, and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves to facilitate consultation and advisory purposes for the Tribe's interests only.
- 3) This agreement shall not modify any approved condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder shall demonstrate a good-faith effort to secure the tribal observer agreement.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department, in order to allow for the project Archaeologist to complete the documentation and analyses of any recovered artifacts. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 28 MAP - IF HUMAN REMAINS FOUND

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 a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

corrective actions to be implemented.

60.PLANNING. 30 MAP - SLOPE STABILITY REVIEW

RECOMMND

The consultant of record and the County Geologist should be provided a copy of the grading plans (40-scale or larger) for review and evaluation of slope stability. Previous studies performed by LOR (GEO01596) indicate proposed slopes are anticipated to be stable, however, re-evaluation at the design stage (grading permit) is prudent given the ultimate proposed heights and resultant compound nature of slopes (fill over cut, natural over cut, thin veneer fills, and slopes with retention basins at toe of slope).

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1                    MAP - NO B/PMT W/O G/PMT (cont.)                    RECOMMND

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.

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                      MAP SUBMIT PLANS (cont.)                      RECOMMND

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9           MAP - ACOUSTICAL STUDY (cont.)           RECOMMND  
building plans.

80.PLANNING. 11           MAP - SCHOOL MITIGATION           RECOMMND  
Impacts to the Temecula 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. 14           MAP - ENTRY MONUMENT PLOT PLAN           RECOMMND  
The land divider/permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.



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80. PRIOR TO BLDG PRMT ISSUANCE

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.
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 permaantent 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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. 17 MAP - FINAL SITE PLAN

RECOMMND

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

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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

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

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

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

80.PLANNING. 18

MAP - Walls/Fencing Plans

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

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

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

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

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

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

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

J. The developer shall construct a five foot high (noise barrier) decorative block wall on lots 41-42 and 55-56

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18                    MAP - Walls/Fencing Plans (cont.) (cont.)                    RECOMMND

along El Chimisal Road, a six foot high (noise barrier) decorative block wall on lots 26-40 and 101-108 along Anza Road, a 7 1/2 foot high (noise barrier) decorative block wall on lots 94-96 and 99-100 along Anza Road, and an 8 foot high (noise barrier) decorative block wall on lots 89-93 along Anza Road.

K. Block walls along Anza Road and El Chimisal shall be coated with an anti-graffiti coating and adequately screened with landscaping. This shall be accomplished with the inclusion of either large box (36" or greater) trees, high shrubs, vines, or any combination thereof.

80.PLANNING. 19                    MAP - MODEL EXT ROW LS INSTALL                    RECOMMND

Prior to the first building permit issuance (excluding models) for the phase that includes lots 51 - 61 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of El Chimisal Road and any open space lots/areas adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 20                    MAP - EXT ROW LS INSTALL (1)                    RECOMMND

Prior to the first building permit issuance for the phase that includes lots 34 - 50 and 62 - 67 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of way of Anza Road adjacent to lots 34 - 40 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 1 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 21                    MAP - EXT ROW LS INSTALL (2)                    RECOMMND

Prior to the first building permit issuance for the phase that includes lots 68 - 76 and 102 - 111 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 102 - 111 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 2 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - EXT ROW LS INSTALL (3)

RECOMMND

Prior to the first building permit issuance for the phase that includes lots 77 - 79 and 81 - 101 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 92 - 99 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 3 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 23 MAP - EXT ROW LS INSTALL (4)

RECOMMND

Prior to the first building permit issuance for the phase that includes lots 112 - 119 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 112, 113, and 119 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 4 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 24 MAP - EXT ROW LS INSTALL (5)

RECOMMND

Prior to the first building permit issuance for the phase that includes lots 1 - 33 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 1, and 26 - 33 (as shown on the TENTATIVE MAP), and any open space lots/areas within the Final Phase (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 25 MAP - INT ROW LS PLANS

RECOMMND

Prior to the first building permit issuance (excluding model building permits) for each phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space lots/areas adjacent to the right-of-way shall be approved prior to the first building permit within this phase. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

The model phase includes Lots 51-61, one phase includes lots 34-50 and 62-67, one phase includes lots 68-76 and 102-111, one phase includes lots 77-79 and 81-101, one phase includes lots 112-119, and one phase includes lots 1-33.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 MAP - LS COMMON OS PLANS

RECOMMND

Prior to the first building permit issuance (excluding model building permits) for each phase landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with PRELIMINARY LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.33 - COMMON AREA MAINTENANCE.

The model phase includes Lots 51-61, one phase includes lots 34-50 and 62-67, one phase includes lots 68-76 and 102-111, one phase includes lots 77-79 and 81-101, one phase includes lots 112-119, and one phase includes lots 1-33.

80.PLANNING. 27 MAP - LS SCREENING

RECOMMND

Landscaping plans shall provide adequate wall screening along Anza Road, Monte Verde Road, and El Chimisal Road within the right-of-way and adjacent open space area in conformance with PRELIMINARY LANDSCAPING.

80.PLANNING. 28 MAP - SLOPE LS INSTALL (1)

RECOMMND

Landscaping required on any private side or rear yard slope greater than eight feet (8') in height and all slopes adjacent to public right-of-way greater than eight feet (8') in height shall be fully installed.

80.PLANNING. 29 MAP - BASIN LS INSTALL

RECOMMND

Prior to final inspection the landscaping required for the detention/water quality basin shall be fully installed. Proof shall be provided to the Planning Department by the applicant.

80.PLANNING. 30 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 31 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. 32 MAP- LC LNDSCP COMMON AREA MA RECOMMND

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32

MAP- LC LNDSCP COMMON AREA MA (cont.)

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.

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.

TRANS DEPARTMENT

80.TRANS. 1

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:

- (1) Landscaping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

(2) Streetlights.

(3) Street sweeping.

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

FIRE DEPARTMENT

90.FIRE. 1                        MAP -FIRE SPRINKLER SYSTEM

RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA 13D, 2010 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                    MAP BMP - EDUCATION

RECOMMND

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

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release more than 80% of occupancy permits for any residential lot within the map, or any phase thereof, prior to the District's acceptance of the drainage system for operation and maintenance, or as approved by the District Engineer.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

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.

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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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. 12                  MAP- ROLL-UP GARAGE DOORS                  RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                  MAP - INT ROW LS INSTALL                  RECOMMND

Landscaping for all interior right-of-way and any open space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

90.PLANNING. 14                  MAP - SLOPE LS INSTALL (2)                  RECOMMND

Landscaping required on any private side or rear yard slope less than eight feet (8') in height shall be fully installed.

90.PLANNING. 15                  MAP - LS INSTALLED                        RECOMMND

THIRTY (30) days prior to final inspection of the first building permit (including models), all landscaping shall be fully INSTALLED in conformance with the approved PRELIMINARY LANDSCAPING plans, phasing plan, and working drawings. One hundred percent (100%) of the installed landscaping shall be healthy and flourishing within each phase of development as shown on the PRELIMINARY LANDSCAPING phasing plan including:

All landscaping within the interior and exterior right-of-way.

All publicly maintained landscape areas including detention basins, common areas, paseos, parks, open spaces, and all slopes.

All homeowner front, rear, and side yard slopes in excess of eight (8) feet in height.

Any landscaping to screen fences/walls.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LS INSTALLED (cont.)

RECOMMND

This condition shall be met once:

1. The following has been provided to the Riverside County Planning Department for review and approval:

a. Sufficient photographs taken no less than 30 days after installation, and submitted a maximum of 30 days after the pictures were taken, accompanied by;

b. A copy of the approved phasing plan showing where the pictures were taken from accompanied by;

c. A letter from the responsible Certified Landscape Architect indicating the company's name, address, and telephone number; date of landscape installation completion; and statement indicating that 100% of the landscaping is installed, healthy, flourishing, and free from weeds.

2. A Landscape Review Authority, as appointed by the Planning Director, has reviewed, inspected, and deemed landscaping installation acceptable.

NOTE (1): If a Landscape Review Authority has not been appointed by the time this condition requires clearance, then section (2) shall not apply. However, section (1) shall still be provided in any event.

90.PLANNING. 16 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 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. 18 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.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

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

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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

CT MAP Tract #: TR32627M2

Parcel: 917-260-086

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - WRCOG TUMF (cont.)

RECOMMND

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

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

90.TRANS. 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.

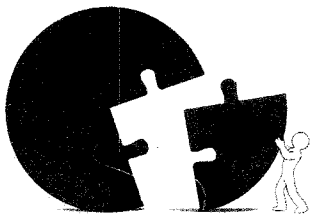
A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Anza Road, El Chimisal Road and entry streets Bassett Street, El Chimisal Road, and Tallhouse Road.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 17, 2013  
**TO:** Planning Commission  
**FROM:** H. P. Kang, Project Planner  
**RE:** Item No. 3.6 – Tentative Tract Map No. 32627, Minor Change No. 2

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Corrections:

Staff Report "8. Environmental Concerns" Section:

This section was a typographical error and should be replaced with "Addendum to previously adopted EA No. 40015"

Recommendation Section:

"FIND" should be replaced with "CONSIDER"

**FIND CONSIDER** the Addendum with the **MITIGATED NEGATIVE DECLARATION** adopted by the Board of Supervisors on December 5, 2006 for **ENVIRONMENTAL ASSESSMENT No. 40015**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

2. Reordered Findings:

a. On December 5, 2006, the Board of Supervisors adopted a Mitigated Negative Declaration for Environmental Assessment No. 40015, which studied the potential impacts on the environment by Tract Map No. 32627. Based upon that adopted Mitigated Negative Declaration, the following listed impacts were fully mitigated to less than significant by the measures indicated in the environmental assessment and conditions of approval:

- |                          |                             |
|--------------------------|-----------------------------|
| (1) Aesthetics           | (4) Geology/Soils           |
| (2) Biological Resources | (5) Hydrology/Water Quality |
| (3) Cultural Resources   | (6) Noise                   |

No other significant impacts were identified.

b. Per CEQA Section 15164 (b), an addendum to a previously adopted mitigated negative declaration is appropriate when there are only minor technical changes or additions are

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

necessary or none of the conditions described in Section 15162 calling for the preparation of a negative declaration have occurred.

- c. Per CEQA Section 15162 (a) (1), no substantial changes are proposed in the project which require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the only change is connecting Streets A and J.
- d. Per CEQA Section 15162 (a) (2), no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the only change is connecting Streets A and J.
- e. Per CEQA Section 15162 (a) (3), no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted.

3. Additional Language to Addendum: The following language will be added to the sections identified below for more clarifications.

Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, and Noise

The potential environmental effects of Tract Map No. 32627 were fully studied in Environmental Assessment No. 40015. Moreover, the changes proposed by Minor Change No. 2 to Tract Map No. 32627 were further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

4. Attachment: Three (3) correspondences were received in opposition/continuance request to the project and they are as follows:

Mr. Fred Bartz – Morgan Hill HOA President (traffic, trails, and infrastructure)  
Mr. Shaun Jackson and Mrs. Toneya Jackson – 33931 Baystone Street (better understand)  
Mr. Greg Thomas – 45122 Saddleback Ct (better understand)  
Mr. Miguel and Mrs. Belen Gonzalez – 33954 Baystone Street (traffic, trails, and slope)  
Mr. Greg Stewart – 45137 Fieldbrook Ct (continuance)



June 17, 2013

**TO:** Riverside County Planning Commissioners  
c/o County Planning Department  
4080 Lemon Street  
Riverside, CA 92501

**RE:** Agenda Item 3.6 – Tract TTM32627

**Attn:** Chairman John Petty and Commissioners Charissa Leach, Ed Sloman,  
Bill Sanchez, and Jan Zuppardo

The Morgan Hill Homeowners Association has inadvertently learned that it appears the County has approved Tract TTM 32627, and has scheduled an additional hearing on this subject for Wednesday, June 19, 2013. This letter is to inform you that the Morgan Hill Homeowners Association owns property within five-hundred (500) feet of this proposed development, however, has never been notified by the County of Riverside regarding this project as legally required, and therefore has not had an opportunity to review and possibly comment on this project. The closest property owned by the Morgan Hill HOA is under APN: 966-170-012, which is on the corner of El Chimisal and Monte Verde Road, diagonally across El Chimisal from the proposed project site.

For this reason, we are requesting that this agenda item be continued until such time that the County Planner and members of our HOA Board can meet to better understand the impact of this project.

Since learning of this project, and after just a quick review, below are some of our concerns.

#### **TRAFFIC**

The only connector road access to this proposed project is the two lane road known as El Chimisal Road. TTM 32627 depends on Tract 31597 for secondary access thru Monte Verde Road. This road is not yet constructed, so the only access will be by El Chimisal Road. The intersection of El Chimisal and Red Hawk Parkway (in the City of Temecula) is already extremely busy at peak hours and for the start and end of school days. This road currently serves the homeowners of Morgan Hill and Morgan Valley, Tony Tobin Elementary School, and Morgan Hill Park. We believe that the addition of this community, without a second connector road, will overburden El Chimisal and in addition, create a greater safety concern for children walking to and from the Tony Tobin Elementary School. It should be noted that currently there is NO crosswalk and NO crossing guard on the County's portion of El Chimisal Road. Since this proposed project is on the opposite side of El Chimisal, the County needs to determine and condition how elementary school children will safely travel to and from school.

## TRAILS

After the approval of the community of Morgan Hill, a meeting was held with the then Planning Director, Mr. Ron Goldman, about the trail between the communities of Morgan Hill and Morgan Valley. Mr. Goldman responded that any development to the west of El Chimisal would be conditioned to extend this trail. The plan for this new development does nothing to extend this trail system.

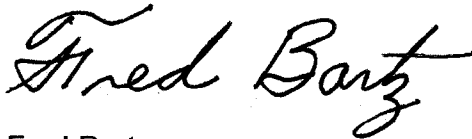
## INFRASTRUCTURE

The homeowners in Morgan Hill are required to pay approximately \$2,158 annually through their property taxes, through the year 2038, to the Eastern Municipal Water District to cover infrastructure. It is our understanding that this proposed community will be connecting to the Morgan Hill infrastructure, however, will not be conditioned that the proposed community homeowners to pay their portion of cost associated for this item.

We are not opposed to this proposed project, only that we believe our rights have been violated in that we were not notified by the County regarding this project, and are therefore requesting a continuance to provide an opportunity to understand this project's potential impact.

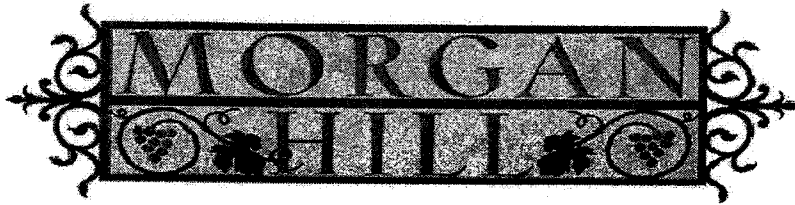
Regretfully, I cannot attend the Planning Commission this Wednesday. If you would like to discuss any of the above concerns, please let me know.

Sincerely,



Fred Bartz  
President Morgan Hill HOA  
H: (951) 302-3401  
C: (951) 294-0057

cc Supervisor Jeff Stone  
Olivia Barnes – District 3 Supervisor's Office  
Bill Brown – Economic Development Agency  
Harold Coleman – President Morgan Valley HOA  
Frank Coyle – Planning Department  
Josh Gause – Standard Pacific  
Miguel Gonzalez – Vice President Morgan Valley HOA  
H. P.Kang – Project Planner  
Darlene Lamb – Walters Management (for Morgan Hill)  
Verne Lauritzen – District 3 Supervisor's Office  
Terry Lindsley – Morgan Hill Homeowner HOA Board Member  
Patrick Richardson – City of Temecula Planning Director  
Kristi Rutz-Robbins – T.V.U.S.D. School Board President  
Lisa Weber – Walters Management (for Morgan Valley)



June 18, 2013 (Updated)

**TO:** Riverside County Planning Commissioners  
c/o County Planning Department  
4080 Lemon Street  
Riverside, CA 92501

**RE:** Agenda Item 3.6 – Tract TTM32627

**Attn:** Chairman John Petty and Commissioners Charissa Leach, Ed Sloman, Bill Sanchez, and Jan Zuppardo

The Morgan Hill Homeowners Association has inadvertently learned that it appears the County has approved Tract TTM 32627, and has scheduled an additional hearing on this subject for Wednesday, June 19, 2013. This letter is to inform you that the Morgan Hill Homeowners Association owns property within five-hundred (500) feet of this proposed development.

Earlier today, Board Members of the Morgan Valley HOA and the Morgan Hill HOA had an opportunity to teleconference with Ms. Stephanie Carter representing the Applicant (Standard Pacific). We are requesting that this agenda item be continued until such time that the concerns below are addressed:

**CONCERN: TRAFFIC**

Between Tracts 32627 and 31597, a total of 320 homes are planned. The only connector road access to this proposed project is the two lane road known as El Chimisal Road. TTM 32627 depends on Tract 31597 for secondary access thru Monte Verde Road. This road is not yet constructed, so the only access will be by El Chimisal Road. The intersection of El Chimisal and Red Hawk Parkway (in the City of Temecula) is already extremely busy at peak hours and for the start and end of school days. This road currently serves the homeowners of Morgan Hill and Morgan Valley, Tony Tobin Elementary School, and Morgan Hill Park. We believe that the addition of this community, without a second connector road, will overburden El Chimisal and in addition, create a greater safety concern for children walking to and from the Tony Tobin Elementary School. It should be noted that currently there is NO crosswalk and NO crossing guard on the County's portion of El Chimisal Road. Since this proposed project is on the opposite side of El Chimisal, the County needs to determine and condition how elementary school children will safely travel to and from school. We understand that the traffic from Morgan Valley may have not have been considered in the original approval (2006) as Morgan Valley was not constructed.

**SUMMARY:** There is NO approved plan for mitigation of traffic and for children to safely walk to the Tony Tobin Elementary School and/or Morgan Hill Park (i.e. crosswalks and/or traffic lights), who have to cross El Chimisal Road.

**CONERN: PARKS**

This proposed project provides a community park, however, no county park. The Community of Morgan Hill includes three (3) parks which were constructed by the Developer, and the cost passed on to Morgan Hill Homeowners in the purchase price of their homes. It can be assumed



**Agenda Item 3.6 – Tract TTM32627 – Page 2:**

that Homeowners in this proposed project will use one or more of these three parks in Morgan Hill, as the only County parks for miles around.

**SUMMARY:** We believe that their CSA park related tax must include a portion of this tax equal to, or greater than, what is being currently paid by Homeowners in Morgan Hill. Further, please be aware, to access the closest park (Morgan Hill Park) to this proposed project from El Chimisal Road, these Homeowners will first have to cross Morgan Hill HOA property.

**TRAILS**

After the approval of the community of Morgan Hill, a meeting was held with the then Planning Director, Mr. Ron Goldman, about the trail between the communities of Morgan Hill and Morgan Valley. Mr. Goldman responded that any development to the west of El Chimisal would be conditioned to extend this trail. The plan for this new development does nothing to extend this trail system.

**SUMMARY:** There is NO connectivity between the proposed trail in Tract 32627 and the current Morgan Hill – Morgan Valley trail.

We are not opposed to this proposed project, however, believe that these concerns should first be mitigate and/or corrected, therefore we are requesting a continuance for this project.

Regretfully, I cannot attend the Planning Commission this Wednesday. If you would like to discuss any of the above concerns, please let me know.

Sincerely,



Fred Bartz  
President Morgan Hill HOA  
H: (951) 302-3401  
C: (951) 294-0057

cc Supervisor Jeff Stone  
Olivia Barnes – District 3 Supervisor's Office  
Bill Brown – Economic Development Agency  
Harold Coleman – President Morgan Valley HOA  
Frank Coyle – Planning Department  
Josh Gause – Standard Pacific  
Miguel Gonzalez – Vice President Morgan Valley HOA  
H. P. Kang – Project Planner  
Darlene Lamb – Walters Management (for Morgan Hill)  
Verne Lauritzen – District 3 Supervisor's Office  
Terry Lindsley – Morgan Hill Homeowner HOA Board Member  
Patrick Richardson – City of Temecula Planning Director  
Kristi Rutz-Robbins – T.V.U.S.D. School Board President  
Lisa Weber – Walters Management (for Morgan Valley)

**Kang, HP**

**RECEIVED**  
JUN 18 2013

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**From:** Umbrous [umbrous@aol.com]  
**Sent:** Tuesday, June 18, 2013 1:41 PM  
**To:** Kang, HP  
**Cc:** Mares, David  
**Subject:** RE: TR32627M2

Appreciate the quick reply. we are currently on vacation and back in town next week. Concerns below and need to be addressed.

#### TRAFFIC

The only connector road access to this proposed project is the two lane road known as El Chimisal Road. TTM 32627 depends on Tract 31597 for a secondary access thru Monte Verde Road. This road is not yet constructed, so the only access will be by El Chimisal Road. The intersection of El Chimisal and Red Hawk Parkway (in the City of Temecula) is already extremely busy at peak hours and for the start and end of school days. This road currently serves the homeowners of Morgan Hill and Morgan Valley, Tony Tobin Elementary School, and Morgan Hill Park. We believe that the addition of this community, without a second connector road, will overburden El Chimisal and in addition, create a greater safety concern for children walking to and from the Tony Tobin Elementary School. It should be noted that currently there is NO crosswalk and NO crossing guard on the County's portion of El Chimisal Road. Since this proposed project is on the opposite side of El Chimisal, the County needs to determine and condition how elementary school children will safely travel to and from school.

#### TRAILS

The proposed project does not extend the local recreational equestrian trail between Morgan Valley (Tract No. 29473-1) and Morgan Hill (Tract No. 29554). It proposes a trail in the south side of Anza Road going nowhere.

#### SLOPES

The proposed cut slopes south of lot 25 and lot 14 are up to 78' high, and they are placed at an elevation higher than the existing 7 homes south of Anza Road. They will be seen from most of the community. These high cut manufactured slopes shall be eliminated and no lot shall have slopes that are greater than 40% of the lot area for adequate maintenance. More than 60% of the area for lot 14 is a manufactured slope. It will be very difficult to maintain for a single home owner. It may be detrimental for the view of the community if not maintained properly.

-----Original Message-----

From: Kang, HP <[HPKANG@rctlma.org](mailto:HPKANG@rctlma.org)>  
To: 'Umbrous' <[umbrous@aol.com](mailto:umbrous@aol.com)>  
Cc: Mares, David <[DMARES@rctlma.org](mailto:DMARES@rctlma.org)>  
Sent: 18-Jun-2013 12:56:17 +0000  
Subject: RE: TR32627M2

Mr. and Mrs. Jackson:

Thank you for your interest in the developments of the County of Riverside. We do appreciate your interest. This letter will be a part of the record for the project hearing process.

I noticed that you did not mention any specific area of concern. Do you have a specific area of concern that I can address to answer some of your questions?

Please do not hesitate to contact me with any questions.

Sincerely,

H. P. Kang, MBA  
Project Planner  
Riverside County Planning Department  
4080 Lemon St., 12th Fl.  
Riverside, CA 92501-3634  
(951)955-1888 O  
(951)955-1811 F  
[hpkang@rctlma.org](mailto:hpkang@rctlma.org)

-----Original Message-----

From: Umbrous [<mailto:umbrous@aol.com>]  
Sent: Tuesday, June 18, 2013 6:27 AM  
To: Kang, HP  
Cc: [district3@rcbos.org](mailto:district3@rcbos.org); [miguelybelen@msn.com](mailto:miguelybelen@msn.com)  
Subject:

Riverside County Planning Commissioners and County Planning Department,

Our names are shaun Jackson and Toneya Jackson, we are residents of Morgan Valley with address 33931 Baystone Street, Temecula, California 92592.

Tentative Tract Map No. 32627 has some details that apparently have been overseen when it was originally approved. I want it to be an improvement to our community rather than detrimental. I request that this agenda item be continued until such time that the County Planner and members of our HOA Board can meet to better understand the impact of this project and discuss it with the community residents.

Regards, Mr & Mrs Jackson

Kang, HP

**From:** Greg Thomas [gsthomas63@gmail.com]  
**Sent:** Tuesday, June 18, 2013 10:25 AM  
**To:** Kang, HP  
**Subject:** Re: Tentative Tract Map 32627

**RECEIVED**  
JUN 18 2013  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Mr. Kang,

Thank you for the email and response. The specific items of concern I have with this development are:

- Significant increase in traffic flow on El Chimisal street, especially at the intersection of Baystone and the new development entrance. From information I reviewed, only Morgan Hill was considered in the traffic flows and impacts. I have concerns that Baystone and Starpoint will be used as a pass through to Butterfield Stage, increasing the traffic in Morgan Valley neighborhood, and increasing safety concerns for children playing in the neighborhood, as well as going to Toney Tobin school. In Morgan Valley, our concern is 25mph speed limit that will be abused by additional traffic.
- No extension of the Monte Verde dirt trail west of El Chimisal. This trail is used by adults and children alike, to include horse back riders. A trail that extends to the west towards Great Oak HS should be maintained, and are part of the ambiance of this area/benefits.
- Slope cuts, especially area south of Anza. Proposed site map shows significant earth work on the hills abutting Pechanga reservation, and show site will be about 50 feet higher than development north of Anza. If slope is too severe, which will most likely be the case, will be hard to maintain and be eye sore for those heading south on Chimisal towards Anza.

It would be nice if various planners from the county visited the Morgan Hill/Morgan Valley area. Many of us moved to this specific part of Temecula area specifically for the less congestion and knowing it abuts open area of Pechanga and the 10-acre Ranchettes.

Regards,  
Greg

On Tue, Jun 18, 2013 at 9:53 AM, Kang, HP <[HPKANG@rctlma.org](mailto:HPKANG@rctlma.org)> wrote:

Mr. Thomas:

Thank you for your interest in the developments of the County of Riverside. We do appreciate your interest. This letter will be a part of the record for the project hearing process.

I noticed that you did not mention any specific area of concern. Do you have a specific area of concern that I can address to answer some of your questions?

Please do not hesitate to contact me with any questions.

Sincerely,

*H. P. Kang*

H. P. Kang, MBA

Project Planner

Riverside County Planning Department

4080 Lemon St., 12th Fl.

Riverside, CA 92501-3634

(951)955-1888 O

(951)955-1811 F

hpkang@rctlma.org



---

**From:** Greg Thomas [<mailto:gsthomas63@gmail.com>]

**Sent:** Monday, June 17, 2013 7:01 PM

**To:** Kang, HP

**Cc:** [district3@rcbos.org](mailto:district3@rcbos.org); [miguelybelen@msn.com](mailto:miguelybelen@msn.com)

**Subject:** Tentative Tract Map 32627

Dear Riverside County Planning Commissioners and County Planning Department,

My name is Greg Thomas, and I am a resident of Morgan Valley with address 45122 Saddleback Ct, Temecula, CA 92592.

I am opposed to the Tentative Tract Map No. 32627. I request that this agenda item be continued until such time that the County Planner and members of our Morgan Valley HOA Board can meet to better understand the impact of this project and discuss it with the residents.

Regards,

Greg Thomas

**MIGUEL AND BELEN GONZALEZ**  
33954 Baystone Street, Temecula, CA 92592  
951.302.9464

June 18, 2013  
(via electronic mail)

Riverside County Planning Commissioners  
c/o Riverside County Planning Department  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409

**RECEIVED**  
JUN 18 2013  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Re: Tentative Tract Map #32627, Agenda Item 3.6

Attn: Chairman John Petty and Commissioners Charissa Leach, Ed Sloman, Bill Sanchez, and Jan Zuppard:

Some residents in our community have inquired about compatibility and impacts of TTM 32627. This morning, I had the opportunity with other residents of Morgan Valley and Morgan Hill to conference with Ms. Stephanie Carter representing LS Terracina (the applicant, Standard Pacific Homes). We discussed some of residents' concerns. She could not respond some of them. It is important that they be addressed before planning commission approval of this project. I join the rest of the residents that have requested for continuance of this agenda item until such concerns are addressed in the TTM.

Some of the concerns are regarding traffic, trails and slope maintenance as follows:

The only connector road access to this proposed project is the two lane road known as El Chimisal Road. TTM 32627 depends on Tract 31597 for a secondary access thru Monte Verde Road. This road is not yet constructed, so the only access will be by El Chimisal Road. The intersection of El Chimisal and Red Hawk Parkway (in the City of Temecula) is already extremely busy at peak hours and for the start and end of school days. This road currently serves the homeowners of Morgan Hill and Morgan Valley, Tony Tobin Elementary School, and Morgan Hill Park. We believe that the addition of this community, without a second connector road, will overburden El Chimisal and in addition, create a greater safety concern for children walking to and from the Tony Tobin Elementary School. It should be noted that currently there is NO crosswalk and NO crossing guard on the County's portion of El Chimisal Road. Since this proposed project is on the opposite side of El Chimisal, the County needs to determine and condition how elementary school children will safely travel to and from school.

In additions, it looks that Baystone Street and Start Point streets in Morgan Valley will become a thoroughfare for future residents of 32627 to access business near Butterflied Stage and Temecula Parkway. I requested a PDF of the Traffic Study to Mr. H.P. Kang, but it was not available.

The proposed project does not extend the local recreational equestrian trail between Morgan Valley (Tract No. 29473-1) and Morgan Hill (Tract No. 29554). It proposes a trail in the south side of Anza Road going nowhere.

The proposed cut slopes south of lot 25 and lot 14 are up to 78' high, and they are placed at an elevation higher than the existing 7 homes south of Anza Road. They will be seen from most of the community. These high cut manufactured slopes shall be well mitigated. More than 60% of the area for lot 14 is a manufactured slope. The TTM indicates that the slopes will be maintained by the HOA, but it does not show the location of the fence in lot 14 and the access to the slopes. It may detrimental for the view of the community if not maintained properly.

I will not be able to attend the planning commission hearing, please let me know if you want to discuss any if of our concerns.

Respectfully submitted,



By \_\_\_\_\_  
Miguel V. Gonzalez, P.E., LEED AP

cc: Board of Directors, Morgan Valley Homeowners Association  
Board of Directors, Morgan Hill Homeowners Association  
Supervisor Jeff Stone  
Olivia Barnes – District 3 Supervisor's Office  
H. P. Kang – Project Planner  
Patrick Richardson – City of Temecula Planning Director  
Walters Management

Kang, HP

---

From: greg stewart [captainersatz@yahoo.com]  
Sent: Tuesday, June 18, 2013 2:24 PM  
To: Kang, HP; district3@rcbos.org; miguelybelen@msn.com  
Subject: Tentative Tract Map No. 32627

**RECEIVED**  
JUN 18 2013  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Riverside County Planning Commissioners and County  
Planning Department,

My name is Greg Stewart. I am a resident of Morgan Valley  
with address 45137 Fieldbrook Court, Temecula  
(unincorporated Riverside County) 92592.

Tentative Tract Map No. 32627 has some details that  
apparently have been overseen when it was originally  
approved. I want it to be an improvement to our community  
rather than detrimental. I request that this agenda item be  
continued until such time that the County Planner and  
members of our HOA Board can meet to better understand  
the impact of this project and discuss it with the community  
residents.

Regards,

Greg Stewart

Sincerely,

Miguel Gonzalez for the Morgan Valley Board of Directors



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

DATE: March 20, 2012

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

CSA #143 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner  
City of Temecula  
Temecula Valley Unified School Dist.  
Rancho California Water Dist.  
Pechanga Band of Mission Indians

**TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2 – CEQA EXEMPT – Applicant:** Atherton 124 Partners, LP – **Engineer/Representative:** Mayers and Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – **Location:** Northerly of Anza Road, southerly of Monte Verde Road and westerly of El Chimisal Road – 60.9 Gross Acres - **Zoning:** One Family Dwelling (R-1) and Open Area Combing Zone Residential Developments (R-5) - **REQUEST:** The minor change proposes to connect Streets “A” and “J” of the approved tentative map to provide better circulation. – **APNs:** 917-260-044, 045, 047, 048, 054, 055, 066, 068, 068, and 086. - **Related Cases:** TR32627, TR32627M1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 12, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at **KHESTERL@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

**FILE COPY**

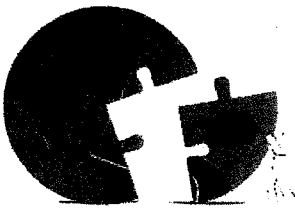
DATE: \_\_\_\_\_

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.*



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

Set ID# CC006341

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR32627 M2 DATE SUBMITTED: 2-2-12

**APPLICATION INFORMATION**

Applicant's Name: Atherton 124 Partners, LP E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Suite 320  
Aliso Viejo CA 92656  
City State ZIP

Daytime Phone No: (949) 472-0800 Fax No: (949) 609-0739

Engineer/Representative's Name: Mayers & Assoc./Gary Martin E-Mail: gmartin@mayerscivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609  
Lake Forest CA 92630  
City State ZIP

Daytime Phone No: (949) 599-0870 Fax No: (949) 599-0880

Property Owner's Name: Atherton 124 Partners, LP E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Suite 320  
Aliso Viejo CA 92656  
City State ZIP

Daytime Phone No: (949) 472-0800 Fax No: (949) 609-0739

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

CFG05870

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

STEVE LUDWIG  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

STEVE LUDWIG  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 917-260-044, 045, 047, 048, 054, 055, 066 thru 068, & 086

Section: 22 Township: 8 South Range: 2 West

Approximate Gross Acreage: 609

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Anza Road, South of Monte Verde Road, East of \_\_\_\_\_, West of El Chimisal Road

Thomas Brothers map, edition year, page number, and coordinates: Page 979, J-4, J-5

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

Minor change TTM 32627 (Approved) which connects streets "A" and "J" to <sup>A Tree Court</sup> provide better circulation for fire, access to the park from the north and integrating lots 110 + 17 in the southern, main tract.

Front now on interior streets

Related cases filed in conjunction with this request:  
None

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

If yes, provide Case No(s). Tract 32627 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: All reports on file with TR 32627

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 4500 LF

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 530,000

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 530,000

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 973,904 sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) *[Signature]* Date 1/10/12

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Snack counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/wqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/wqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

### DETERMINATION: Circle appropriate determination.

If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Carolyn Syms Luna · Planning Director

**RECEIVED**  
APR 25 2013  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Standard Letter of Change of Applicant**

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): TR32627M2

Set I.D. No. CC006341

Check box if all concurrent cases are to be withdrawn.

**APPLICATION INFORMATION**

Applicant's Name: LS Terracina (Standard Pacific Homes) E-Mail: stcarter@stanpac.com

Applicant's Contact Person: Stephanie M. Fabbri Carter, Project Manager, Standard Pacific Homes  
*If the applicant is not a person or persons, a contact person and their title is required*

Mailing Address: 255 E. Rincon Street, Suite 200  
Corona, California 92879  
City State ZIP

Daytime Phone No: (951) 898-5512 Fax No: (951) 898-5580

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: April 24, 2013

(CHECK THE APPROPRIATE BOX)


I \_\_\_\_\_ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I \_\_\_\_\_ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to \_\_\_\_\_.

I Stephanie Fabbri Carter, LS Terracina (c/o Standard Pacific Homes) verify that I am the new applicant and acknowledge the receipt thereof. My new address is 255 E. Rincon St. Ste. 200, Corona, CA 92879, phone number is 951-898-5512, and can be e-mailed at stcarter@stanpac.com.

Stephanie M. Fabbri Carter, LS Terracina (c/o Standard Pacific Homes)

  
Signature of Existing Applicant

  
Signature of New Applicant

**1146-POINTS COMMUNITIES AS GENERAL PARTNER OF RIVINGTON 124 PARTNERS, LP**  
Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/8/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR 32627M2 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

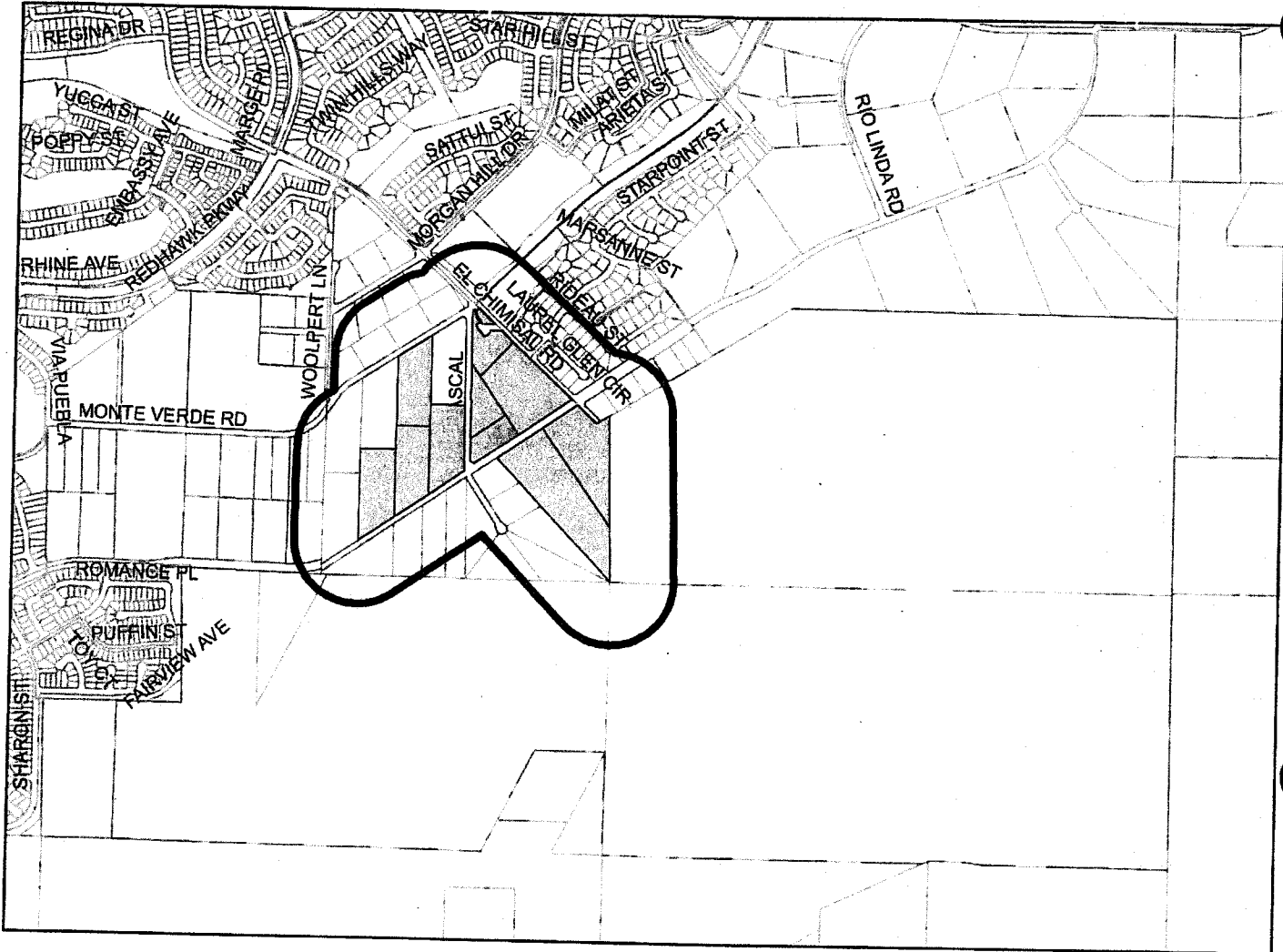
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**TR32627M2 (600 feet buffer)**



**Selected Parcels**

966-430-027	966-431-003	966-420-007	917-260-059	917-260-060	966-422-002	917-260-050	917-260-061	966-430-024	966-170-011
966-431-004	966-430-039	917-260-032	966-420-006	917-260-038	966-430-031	966-420-004	966-430-035	966-420-028	917-260-052
917-260-043	966-420-003	966-430-033	917-260-056	966-430-032	917-260-051	917-260-031	966-422-001	966-431-002	966-430-022
966-420-005	966-430-026	917-260-085	917-260-081	917-260-087	917-260-057	917-260-036	917-260-040	917-260-041	917-260-044
917-260-045	917-260-047	917-260-048	917-260-054	917-260-055	917-260-066	917-260-067	917-260-068	917-260-086	917-310-004
966-422-003	966-170-012	966-170-014	966-420-029	966-420-030	966-430-028	917-260-058	966-420-002	917-310-025	917-310-026
966-420-032	917-260-042	917-260-046	966-430-029	966-430-038	917-260-049	917-260-037	966-430-034	966-431-001	966-430-030
966-430-025	917-260-033	966-420-001	917-310-038	917-070-006	917-090-001	917-300-001	917-070-011	966-430-023	966-430-036
966-420-008	966-430-037								



1,600 800 0 1,600 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: 917070011, APN: 917070011  
FRANCES MIRANDA, ETAL  
P O BOX 884  
TEMECULA CA 92593

ASMT: 917260043, APN: 917260043  
EILEEN BROWN  
P O BOX 1202  
TEMECULA CA 92589

ASMT: 917260031, APN: 917260031  
SHEILA MCGRATH, ETAL  
30690 WAVECREST CIR  
MENIFEE CA 92584

ASMT: 917260046, APN: 917260046  
GERI CAMPBELL, ETAL  
45560 MONTE VERDE RD  
TEMECULA, CA. 92592

ASMT: 917260032, APN: 917260032  
TINA LUZ, ETAL  
45500 SLEEPY HOLLOW LN  
TEMECULA, CA. 92592

ASMT: 917260049, APN: 917260049  
SHAUN BALL  
46150 ANZA RD  
TEMECULA, CA. 92592

ASMT: 917260033, APN: 917260033  
THUY NGUYEN  
5515 AGOURA GLEN DR  
AGOURA CA 91301

ASMT: 917260050, APN: 917260050  
CHRISTOS RIGAS  
P O BOX 892994  
TEMECULA CA 92589

ASMT: 917260037, APN: 917260037  
SUSAN BLACKMAN  
45695 MONTE VERDE RD  
TEMECULA CA 92592

ASMT: 917260051, APN: 917260051  
GREGOR LP  
13333 VENTURA BLV NO 202  
SHERMAN OAKS CA 91423

ASMT: 917260038, APN: 917260038  
JANICE GOMES, ETAL  
45635 MONTE VERDE  
TEMECULA, CA. 92592

ASMT: 917260052, APN: 917260052  
EDA MEREDITH  
4231 COLFAX AVE NO F  
STUDIO CITY CA 91604

ASMT: 917260042, APN: 917260042  
GERI CAMPBELL, ETAL  
45700 MONTE VERDE RD  
TEMECULA, CA. 92592

ASMT: 917260056, APN: 917260056  
FLORA RAMIREZ, ETAL  
41879 GASSNER RD  
ANZA CA 92539

ASMT: 917260057, APN: 917260057  
 LEON KUNDROTAS  
 315 TULOROSA RIDGE  
 HELOTES TX 78023

ASMT: 917310004, APN: 917310004  
 LS TERRACINA  
 C/O STANDARD PACIFIC CORP  
 15360 BARRANCA PKY  
 IRVINE CA 92618

ASMT: 917260058, APN: 917260058  
 PAULETTE CLARK  
 330 N MYERS ST  
 BURBANK CA 91506

ASMT: 917310026, APN: 917310026  
 PENA TRUST  
 330 N MEYERS ST  
 BURBANK CA 91506

ASMT: 917260059, APN: 917260059  
 CHARLES RUGGLES  
 7034 BLOSSOM CT  
 PICO RIVERA CA 90660

ASMT: 917310038, APN: 917310038  
 R STORKERSEN, ETAL  
 46205 ANZA RD  
 TEMECULA, CA. 92592

ASMT: 917260060, APN: 917260060  
 SANDRA BESANSON, ETAL  
 33859 SWARTHOUT LN  
 TEMECULA, CA. 92592

ASMT: 966170011, APN: 966170011  
 COUNTY SERVICE AREA #143  
 C/O M S 2600  
 3133 MISSION INN AVE  
 RIVERSIDE CA 92507

ASMT: 917260061, APN: 917260061  
 HAROLD NICHOLS, ETAL  
 33851 SWARTHOUT LN  
 TEMECULA, CA. 92592

ASMT: 966170014, APN: 966170014  
 MORGAN HILL HOMEOWNERS ASSN  
 27349 JEFFERSON AVE NO 208  
 TEMECULA CA 92590

ASMT: 917260085, APN: 917260085  
 KEVIN NGUYEN  
 29242 DEEP SHADOW DR  
 AGOURA HILLS CA 91301

ASMT: 966420001, APN: 966420001  
 ELENA MAXMAN, ETAL  
 45081 LAUREL GLEN CIR  
 TEMECULA, CA. 92592

ASMT: 917260086, APN: 917260086  
 LS TERRACINA  
 C/O STANDARD PACIFIC CORP  
 15360 BARRANCA PKWY  
 IRVINE CA 92618

ASMT: 966420002, APN: 966420002  
 NEDA YEGAN, ETAL  
 45057 LAUREL GLEN CIR  
 TEMECULA, CA. 92592

ASMT: 966420003, APN: 966420003  
RHONDA KITLEY, ETAL  
45052 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966420030, APN: 966420030  
MORGAN VALLEY COMMUNITY ASSN  
C/O PINNACLE COMMUNITIES INC  
15 ENTERPRISE DR STE 250  
ALISO VIEJO CA 92656

ASMT: 966420004, APN: 966420004  
KATHLEEN ROCKAFELLOR, ETAL  
5942 EDINGER NO 113  
HUNTINGTON BEACH CA 92649

ASMT: 966420032, APN: 966420032  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 966420005, APN: 966420005  
MARTHA DUCKWORTH, ETAL  
16736 ASHTON OAKS DR  
CHARLOTTE NC 28278

ASMT: 966422001, APN: 966422001  
JENNIFER FRIEND  
32406 CASSINO CT  
TEMECULA CA 92592

ASMT: 966420006, APN: 966420006  
VIVIAN CRAGG, ETAL  
45093 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966422002, APN: 966422002  
ANDREA DEITZ, ETAL  
45141 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966420007, APN: 966420007  
GRISELDA TOPETE, ETAL  
45069 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966422003, APN: 966422003  
PAMELA THARALDSON, ETAL  
45148 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966420008, APN: 966420008  
KARI PETERSON PELTERS, ETAL  
45045 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430022, APN: 966430022  
TJEERD BRINK, ETAL  
34021 CENTERSTONE CIR  
TEMECULA, CA. 92592

ASMT: 966420028, APN: 966420028  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 966430023, APN: 966430023  
LUIS MENDOZA, ETAL  
34007 CENTERSTONE CIR  
TEMECULA, CA. 92592

ASMT: 966430024, APN: 966430024  
FELICIDAD OBREGON BLASCO, ETAL  
45285 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430031, APN: 966430031  
KIM DONNER, ETAL  
45220 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430025, APN: 966430025  
THOMAS PIARINO  
5808 HARVEY WAY  
LAKEWOOD CA 90713

ASMT: 966430032, APN: 966430032  
ADELE HARRISON, ETAL  
45244 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430026, APN: 966430026  
SALLY STOVALL, ETAL  
45237 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430033, APN: 966430033  
PAULA THIBODAUX GRAY, ETAL  
31805 TEMECULA PKY NO 740  
TEMECULA CA 92592

ASMT: 966430027, APN: 966430027  
SONIA JOHNSON, ETAL  
45213 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430034, APN: 966430034  
PAUL GERGEL, ETAL  
45292 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430028, APN: 966430028  
DEANNA FOX, ETAL  
45189 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430035, APN: 966430035  
THERESA PINKERTON, ETAL  
45273 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430029, APN: 966430029  
SANDRA FOX, ETAL  
45172 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430036, APN: 966430036  
SAMANTHA JONES, ETAL  
45249 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430030, APN: 966430030  
CARELY DESANTIS, ETAL  
45196 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430037, APN: 966430037  
WILLO CASTRO  
45201 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430038, APN: 966430038  
MARCIA JAEGER, ETAL  
45177 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430039, APN: 966430039  
NORMA NELSON WIBERG, ETAL  
45153 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966431001, APN: 966431001  
MELLENIA LANDE, ETAL  
45620 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966431002, APN: 966431002  
BERNICE ORR, ETAL  
45610 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966431003, APN: 966431003  
BRIAN JACKSON, ETAL  
45600 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004  
LISA MARIE BELLOVICH, ETAL  
20350 SNOWPOINT PL  
ASHBURN VA 20147

5/13/2013 4:40:27 PM

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

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Temecula, CA 92592-6200

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35820 Pauba Road  
Temecula, CA 92592

Rosemary Smith  
36284 Via El Pais Bonita  
Temecula, CA 92592

Anthony/Olivia Papa  
36628 Monte De Oro  
Temecula, CA 92592

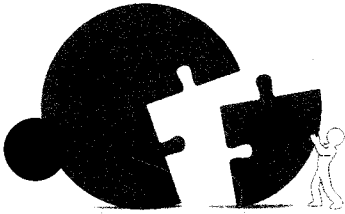
Rancho California Horseman's Association  
P.O. Box 1622  
Temecula, CA 92593

Terilee Hammett  
40540 Shaperal Dr.  
Temecula, CA 92592

Applicant/Owner:  
Stephanie M. Fabbri Carter  
LS Terracina (Standard Pacific Homes)  
255 E. Rincon St., Suite 200  
Corona, CA 92879

Engineer:  
Danielle Fregoso  
Hunsaker & Associates, Inc.  
2900 Adams Street, Suite A-15  
Riverside, CA 92504





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

TO: [ ] Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
[X] County of Riverside County Clerk

FROM: Riverside County Planning Department
[X] 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

[ ] 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Tentative Tract Map No. 32627, Minor Change No. 2 and Addendum to Environmental Assessment No. 40015

Project Title/Case Numbers

H. P. Kang
County Contact Person

(951) 955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

LS Terracina - Standard Pacific Homes
Project Applicant

255 E. Rincon St., Suite 200, Corona, CA 92879
Address

The project site is located southerly of Monte Verde Road and westerly of El Chirnisal Road, along Anza Road.
Project Location

The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

Project Description

is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 19, 2013, and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Addendum to Previously adopted EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Title Date
Date Received for Filing and Posting at OPR:
DW/rj

Please charge deposit fee case#: ZEA40015 ZCFG05870

FOR COUNTY CLERK'S USE ONLY

Large empty rectangular box for County Clerk's use.

EA 40015

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200700307

Lead Agency: COUNTY PLANNING Date: 03/15/2007

County Agency of Filing: Riverside Document No: 200700307

Project Title: EA 40015; CZ 7113; TTM 32627

Project Applicant Name: HIGHPOINTE COMMUNITIES Phone Number:

Project Applicant Address: 24361 EL TORO ROAD, SUITE 100 LAGUNA WOODS CA 92653

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	
<input checked="" type="checkbox"/> Negative Declaration	1800.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
<b>Total Received</b>	<b>1864.00</b>



Signature and title of person receiving payment: \_\_\_\_\_

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1200752

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: ATHERTON 124 PARTNERS LP \$64.00  
paid by: MC 73058Z  
CA FISH AND GAME FOR TR32627M2  
paid towards: CFG05870 CALIF FISH & GAME: DOC FEE  
at parcel: 45645 ANZA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Feb 02, 2012 11:55  
MGARDNER posting date Feb 02, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO APPROVE AN ADDENDUM TO AN  
ADOPTED MITIGATED NEGATIVE DECLARATION**

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

**TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2** – Addendum to Adopted Mitigated Negative Declaration – Applicant: LS Terracina (Standard Pacific Homes) – Third/Third Supervisorial District – Location: Northerly of Anza Road, southerly of Monte Verde Road and westerly of El Chimisal Road – **REQUEST:** The minor change proposes to connect Streets “A” and “J” of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park. (Legislative)

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: June 19, 2013  
PLACE OF HEARING: County Administrative Center  
1<sup>st</sup> Floor, Board Chambers  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, H. P. Kang at (951) 955-1888 or e-mail [hpkang@rctlma.org](mailto:hpkang@rctlma.org), or go to the County Planning Department’s Planning Commission agenda web page at [http://www.rctlma.org/planning/content/hearings/pc/current\\_pc.html](http://www.rctlma.org/planning/content/hearings/pc/current_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 approval of an addendum to an adopted Mitigated Negative Declaration. 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: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409 Revised: 5/22/13

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 5/8/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR32627M2 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

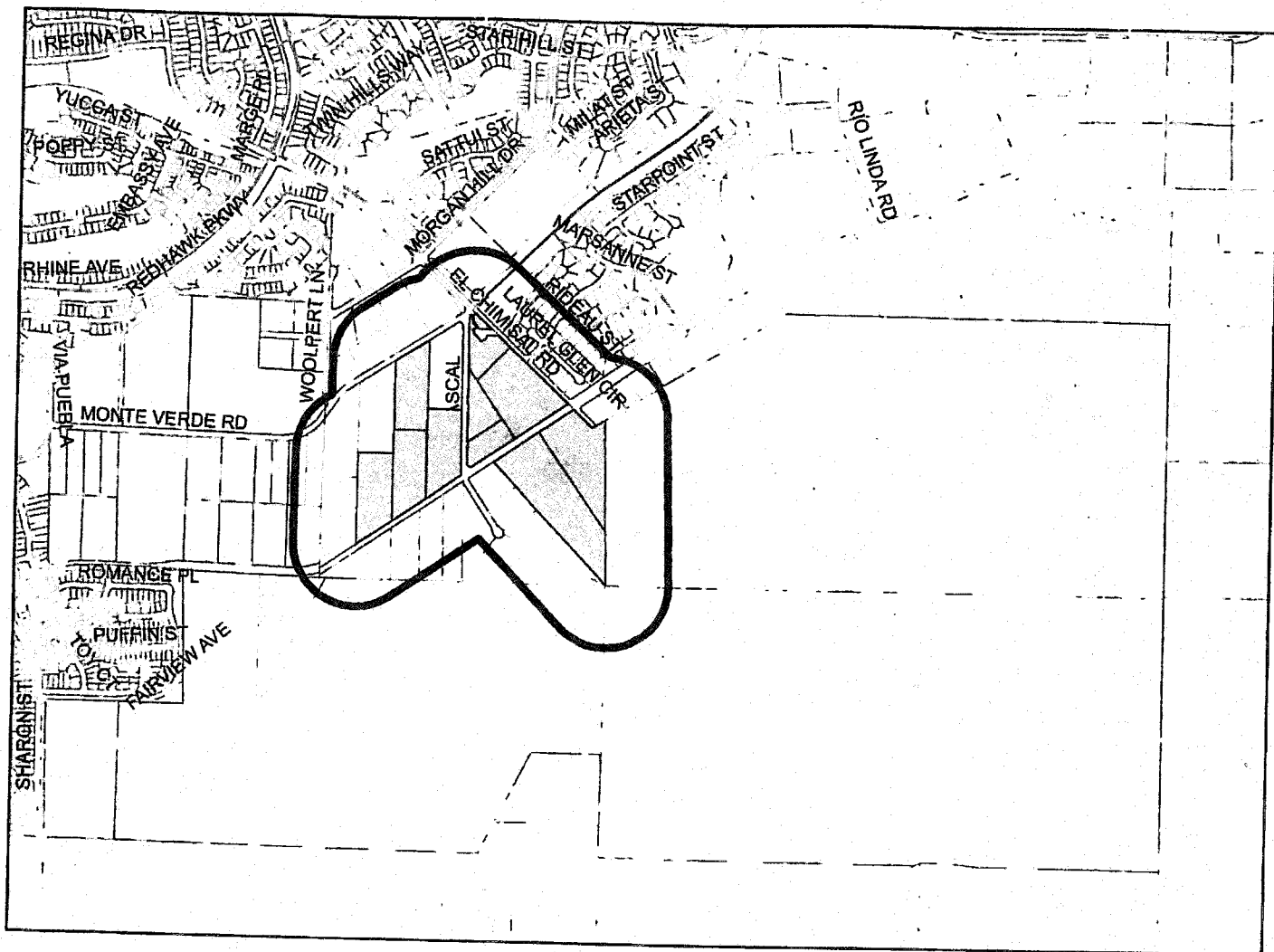
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

# TR32627M2 (600 feet buffer)



## Selected Parcels

966-430-027	966-431-003	966-420-007	917-260-059	917-260-060	966-422-002	917-260-050	917-260-061	966-430-024	966-170-011
966-431-004	966-430-039	917-260-032	966-420-006	917-260-038	966-430-031	966-420-004	966-430-035	966-420-028	917-260-052
917-260-043	966-420-003	966-430-033	917-260-056	966-430-032	917-260-051	917-260-031	966-422-001	966-431-002	966-430-022
966-420-005	966-430-026	917-260-085	917-260-081	917-260-087	917-260-057	917-260-036	917-260-040	917-260-041	917-260-044
917-260-045	917-260-047	917-260-048	917-260-054	917-260-055	917-260-066	917-260-067	917-260-068	917-260-086	917-310-004
966-422-003	966-170-012	966-170-014	966-420-029	966-420-030	966-430-028	917-260-058	966-420-002	917-310-025	917-310-026
966-420-032	917-260-042	917-260-046	966-430-029	966-430-038	917-260-049	917-260-037	966-430-034	966-431-001	966-430-030
966-430-025	917-260-033	966-420-001	917-310-038	917-070-006	917-090-001	917-300-001	917-070-011	966-430-023	966-430-036
966-420-008	966-430-037								



1,600 800 0 1,600 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: 917070011, APN: 917070011  
FRANCES MIRANDA, ETAL  
P O BOX 884  
TEMECULA CA 92593

ASMT: 917260043, APN: 917260043  
EILEEN BROWN  
P O BOX 1202  
TEMECULA CA 92589

ASMT: 917260031, APN: 917260031  
SHEILA MCGRATH, ETAL  
30690 WAVECREST CIR  
MENIFEE CA 92584

ASMT: 917260046, APN: 917260046  
GERI CAMPBELL, ETAL  
45560 MONTE VERDE RD  
TEMECULA, CA. 92592

ASMT: 917260032, APN: 917260032  
TINA LUZ, ETAL  
45500 SLEEPY HOLLOW LN  
TEMECULA, CA. 92592

ASMT: 917260049, APN: 917260049  
SHAUN BALL  
46150 ANZA RD  
TEMECULA, CA. 92592

ASMT: 917260033, APN: 917260033  
THUY NGUYEN  
5515 AGOURA GLEN DR  
AGOURA CA 91301

ASMT: 917260050, APN: 917260050  
CHRISTOS RIGAS  
P O BOX 892994  
TEMECULA CA 92589

ASMT: 917260037, APN: 917260037  
SUSAN BLACKMAN  
45695 MONTE VERDE RD  
TEMECULA CA 92592

ASMT: 917260051, APN: 917260051  
GREGOR LP  
13333 VENTURA BLV NO 202  
SHERMAN OAKS CA 91423

ASMT: 917260038, APN: 917260038  
JANICE GOMES, ETAL  
45635 MONTE VERDE  
TEMECULA, CA. 92592

ASMT: 917260052, APN: 917260052  
EDA MEREDITH  
4231 COLFAX AVE NO F  
STUDIO CITY CA 91604

ASMT: 917260042, APN: 917260042  
GERI CAMPBELL, ETAL  
45700 MONTE VERDE RD  
TEMECULA, CA. 92592

ASMT: 917260056, APN: 917260056  
FLORA RAMIREZ, ETAL  
41879 GASSNER RD  
ANZA CA 92539



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- Assicurarsi che il sistema di stampa sia impostato correttamente.
- Controllare le impostazioni per "Pronta stampa" e "Stampa" per ottimizzare la qualità.
- Controllare l'allineamento della stampante verificando la stampa di un foglio di carta. Tenere il foglio stampato dietro il pannello anteriore della stampante e verificare che il foglio sia centrato e che non ci siano spazi vuoti.
- Controllare il livello della carta e assicurarsi che sia sufficiente per la stampa.
- Controllare il livello dell'inchiostro e assicurarsi che sia sufficiente per la stampa.
- Controllare il livello dell'aria e assicurarsi che sia sufficiente per la stampa.

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ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
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