

TRACT MAP Tract #: TR36390

Parcel: 269-100-014

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36390 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36390, Amended No. 1, dated 8/13/13

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

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

The applicant shall submit building plans to the building department for review, approval and building permit issuance prior to any construction on the property.

Where playground equipment is to installed, erected or constructed in a park or "Tot-lot", separate building permits are required. Full site accessiblible path of travel and viewing requirements as well as a final inspection report from a certified C.S.P.I will be required.

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E HEALTH DEPARTMENT

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

Tract Map 36390 is proposing to obtain potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with WMWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

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

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

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP TRACT FLOOD HAZARD REPORT RECOMMND

Tract 36390 is a proposal to subdivide an approximately 333-acre site for single-family residential use, 3 water quality basins, parks and open-space. The site is located in the Lake Mathews area easterly of McAllister Street and

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10.FLOOD RI. 1

MAP TRACT FLOOD HAZARD REPORT (cont.)

RECOMMND

southerly of Van Buren Boulevard. The site is also being processed as Specific Plan 325 A1 (Citrus Heights Specific Plan) along with Change of Zone 07779. The site was previously reviewed as Tract 30351 and Parcel Map 30351.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the site. Situated in the central portion of the specific plan, but not a part of the specific plan, is the District's Harrison Dam (Project No. 1-0-0040) located within an approximately 20-acre property owned by the District. The drainage and water quality mitigation associated with this project follows the Master Drainage Plan as proposed with the SP 325 A1 and is acceptable to the District.

The existing stage-to-storage relationship is critical to the function of the dam and must be maintained. Therefore no fill slopes or grading will be permitted in the inundation area unless otherwise approved by the District. As approved by the District, an Irrevocable Offer of Dedication to the public for the Harrison Dam inundation and flooding easement shall be shown on the final map. In order for the District to operate and maintain the Harrison Dam, legal and physical access to the dam will be provided.

The exhibit indicated that fill for some of the lots encroaches into the low for the large watercourse which flows westerly through the southerly portion of the site. A floodplain study shall be prepared during final engineering that shows that flows do not impact the fill or that measures are taken to protect the slope from erosive flows.

The final Water Quality Management Plan (WQMP) prepared for this development shall comply with the current MS4 permit WQMP Guidance Manual and Template for the Santa Ana River Watershed which complies with the latest WQMP and Low Impact Design (LID) provisions by incorporating LID principles and prioritized/tier selection of mitigation or structural site design.

The project is located in the Southwest Riverside Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

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10.FLOOD RI. 2

MAP FINAL WQMP

RECOMMND

As of October 22, 2012, all projects must comply with the latest MS4 permit WQMP Guidance Manual and Template for the Santa Ana River Watershed. All future WQMP submittals shall comply with the latest WQMP and Low Impact Design (LID) provisions by incorporating LID principles and prioritized/tier selection of mitigation or structural site design. The LID BMP Handbook is available online at www.rcflood.org/NPDES/LIDBMP.aspx. Lid principles should be used on each lot and common open space areas in an effort to reduce the size of the project's BMP's.

10.FLOOD RI. 3

MAP DAM ACCESS/RESTRICTIONS

RECOMMND

To prevent unauthorized public access, a cable gate, pipe gate or other District approved gate shall be installed where the access road enters District fee ownership. To allow the District's maintenance vehicles to enter/exit the dam site, especially the larger "low-boy" trailer type vehicles, the access easement to the top of dam shall be designed and constructed with the following conditions/restrictions:

1. A minimum of 15-foot wide driveable AC paving. The type of construction shall be similar to the adjacent streets.
2. The grade of the access road shall not exceed 10% unless otherwise approved by the District.

10.FLOOD RI. 4

MAP LEGAL ACCESS TO DAM

RECOMMND

Legal access in the form of right of way, easements or an agreement which provides the District unlimited and unencumbered vehicular access to the District's Harrison Dam shall be executed prior to the recordation of any maps or the issuance of grading or building permits.

10.FLOOD RI. 5

MAP DAM INUNDATION AREA

RECOMMND

No fill slopes or grading that would negatively impact the existing stage-to-storage relationship will be permitted within the dam inundation area.

10.FLOOD RI. 7

MAP FLOODPLAIN STUDY

RECOMMND

A large watercourse which enters the site in the vicinity of Lot 280 flows westerly through the site. Fill in the vicinity of several lots (including but not limited to Lots

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10.FLOOD RI. 7 MAP FLOODPLAIN STUDY (cont.) RECOMMND

67, 270 and 350) appears to encroach into the watercourse. A study shall be prepared which demonstrates the watercourse does not impact the fill slopes and/or the velocities of this watercourse are not erosive to these fill slopes and/or protective measures are constructed to prevent failure of the fill slopes from flows.

10.FLOOD RI. 8 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 9 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 10 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 11 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10.FLOOD RI. 12 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 14 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 20 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

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

10.FLOOD RI. 21 MAP BMP - ENERGY DISSIPATOR RECOMMND

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

10.FLOOD RI. 22 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 22 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 23 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - PDP01436 RECOMMND

County Paleontological Report (PDP) No. 1436, submitted for this case (TR36390 & SP00325A1), was prepared by Brian F. Smith and Associates, inc. and is entitled: "Preliminary Paleontological Resources Impact Assessment for the Lake Mathews 330 Project Site, Unincorporated Riverside County, California", dated 6 March 2012.

PDP01436 concluded:

1.The rock units mapped across the property are dominantly mixed and undifferentiated granodiorite and gabbro, with smaller outcrops of hornblende gabbro and undifferentiated granite. The northeast portions of the property are mainly biotite schist of undifferentiated Mesozoic age.

2.No sedimentary rock units that are likely to yield any fossiliferous materials are present within the property.

3.There is no likelihood that any fossiliferous deposits of any sort are present at the site.

PDP01436 recommended:

1.Implementation of a paleontological monitoring, mitigation and reporting program should not be required.

PDP01436 satisfies the requirement for a Paleontological

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - PDP01436 (cont.)

RECOMMND

Resources Assessment for this project. PDP01436 is hereby accepted for TR36390 & SP00325A1. Should fossils be encountered during construction of this project, a qualified paleontologist should be employed to assess the significance of the fossils and to salvage them as appropriate and as described elsewhere in this conditions set.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 2

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low" and "Undetermined" Potential for paleontological resources at this site. However, paleontological assessment report (PDP) No. 01436 concluded a low potential for encountering fossil remains dueto the limited presence of mainly granitic and metamorphic bedrock at this site. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - LOW PALEO (cont.)

RECOMMND

will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * 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.

8.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.

10.PLANNING. 3

MAP - GEO02307

RECOMMND

County Geologic Report (GEO) No. 2307 submitted for this project (TR36390) was prepared by Alta California Geotechnical, Inc. (ACGI) and is entitled: "Preliminary

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10.PLANNING. 3

MAP - GEO02307 (cont.)

RECOMMND

Geotechnical Investigation, Lake Mathews Project, Tentative Tract 36390, County of Riverside, California", dated October 3, 2012. In addition ACGI submitted the following:

"Response to Riverside County Plan Review Comments, Lake Matthews Project, Tentative Tract 36390, County of Riverside, California", dated January 25, 2013.

"Response to the Second County of Riverside Plan Review Comments, Lake Matthews Project, Tentative Tract 36390, County of Riverside, California", dated January 25, 2013.

These documents are herein incorporated as a part of GEO02307.

GEO02307 concluded:

- 1.Active faults are not present onsite.
- 2.The potential for surface rupture at the site is considered remote.
- 3.The subject site has a very low potential for liquefaction.
- 4.There is a potential for debris flow at the site.
- 5.The majority of the project is located at an elevation higher than the inundation line.
- 6.Tsunami should not impact this development.
- 7.Landslides are not present on site.
- 8.The majority of the free boulders on site will be removed during grading. There will be a minimal potential for boulder roll/rockfall onsite.
- 9.Cut slopes within bedrock are anticipated to be stable as designed.
- 10.Blasting is anticipated to be required for this development.

GEO02307 recommended:

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10.PLANNING. 3

MAP - GEO02307 (cont.) (cont.)

RECOMMND

1.Brow ditches will be added to the Tentative Tract Map at the top of manufactured slopes in potential debris flow areas. The project hydrologist should review drainage patterns and determine the most appropriate method of debris flow control.

2.Observations during grading should be made to verify that anticipated stable conditions are present relative to landsliding.

3.An evaluation for boulder roll/rockfall should be performed during construction.

4.The following blast design restrictions should be adopted in specifications for the work:

- a.Blast-hole diameter should not exceed 4.0 inches.
- b.Charge-weight-per-delay should be established using scaled distance limitations to assure that PPV does not exceed 0.5 in/s at residential property, 2.0 in/s at the Earthen Dam, and 3.0 in/s in ground above buried utilities.
- c.Maximum charge-per-delay should not exceed 15 pounds.
- d.Minimum confining rock burden on all charges shall be at least 25 charge-diameters.
- e.All charges shall be stemmed with at least 25 charge-diameters of clean washed crushed stone.
- f.The maximum amount of explosives used in individual blasts should not exceed 10,000 pounds. With rock densities of approximately 2.4 tons/cu.yard or less, quantity of rock per blast would not exceed 24,000 tons.
- g.Height of blasted rock benches should not exceed 40 feet.

GEO No. 2307 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2307 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared, as described elsewhere in this conditions set, relative to the debris flow, rockfall and blasting issues at this site.

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10.PLANNING. 4 MAP-PDA4787, 4800, 4801. 4802

RECOMMND

County Archaeological Report (PDA) No. 4801 submitted for this project (TR36390, SP00325A1) was prepared by Brian F. Smith and Associates and is entitled: "A Cultural Resources Study for the McAllister Hills Golf and Country Club Specific Plan" dated April 10th, 2001.

County Archaeological Report (PDA) No. 4802 submitted for this project (TR36390, SP00325A1) was prepared by Brian F. Smith and Associates and is entitled: "A Cultural Resources Survey of the Van Buren Boulevard Collector Project in Association with the Lake Mathews Golf and Country Club," dated September 25, 2002.

County Archaeological Report (PDA) No. 4800 submitted for this project (TR36390, SP00325A1) was prepared by Brian F. Smith and Associates and is entitled: "Cultural Resources Update Letter for Lake Mathews 330 Project, Riverside County," dated March 5, 2012.

County Archaeological Report (PDA) No. 4787 submitted for this project (TR36390, SP00325A1) was prepared by Brian F. Smith and Associates and is entitled: "Cultural Resources Study of the Fairway Drive Project & Confidential Appendix," dated April 11, 2013.

All these documents have been incorporated as part of the project.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 6 MAP - FEES FOR REVIEW

RECOMMND

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

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10.PLANNING. 8 MAP - TRAIL MAINTENANCE

RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 20' feet to street facing garage and to two story living space; 15' feet to side facing garage, single story living space or front patio structure.
- c. The side yard setback is 10' feet on corner lots; 5' feet on all others.
- d. The rear yard setback is 15' feet to single story living space or patio structure; 20' feet to two story living space; and 10' feet to free standing shade structure, casita, pool house or other free standing structure.
- e. The minimum average width of the lots vary, see SPECIFIC PLAN zoning Ord for details.
- f. The maximum height of any building is 40' feet.
- g. The minimum parcel size varies, see the SPECIFIC PLAN Ord for details.
- h. No more than 50% of the lot for two story structures or 60% of the lot for single story structures shall be covered by structure.
- i. Residential driveway approaches shall be a minimum of 20 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.

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

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE SPECIFIC PLAN, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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

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

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

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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

10.PLANNING. 15 MAP- REQUIRED MINOR PLANS

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 19 MAP-PDA04809 ARCHAEO REPORT RECOMMND

10. Planning. General Conditions
INFORMATIONAL:

County Archaeological Report (PDA) No. 04809, submitted for this project (TR36390, SP00325A1) was prepared by Brian F. Smith by Brian F. Smith and Associates and is entitled: "A Phase I and Phase II Cultural Resource Study for the Citrus Heights/Fairway Drive Project" dated July 23, 2013.

This report, which is a combined report including all the previous studies completed for the project, (PDAs 4801, 4802, 4800, 4787), has been incorporated as part of the project.

During the Phase I survey of the property in 2001, the consultant evaluated nine archaeological sites, all prehistoric (CA-RIV-326, -2568, -2569, 2570, -3082, -3851, -3853, -6650, -6651) within the project area. During March of 2013 a survey of the proposed alignment for Street "A" (referred to as Fairway Drive) and associated with the Citrus Heights Project, was conducted resulting in the identification testing and evaluation of two historic period sites (CA-RIV-11,302 and -11,303 and the identification of one prehistoric isolate (P-33-021732). This results in a total of eleven archaeological sites in the project area. Five of the eleven sites can be avoided (CA-RIV-3082, -3853, -6650, -6651, and 11,302). However, six of the eleven sites will be impacted (CA-RIV-326, -2568, -2569, -2570, -3851, and -11,303) as well as one prehistoric isolate (P-33-021732).

The report concludes that none of the sites are significant per CEQA criteria. Additionally, the isolate is a non-significant cultural resource. Hence, based on this information, it has been determined that there is no significant effect on the environment pertaining to

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP-PDA04809 ARCHAEO REPORT (cont.) RECOMMND

cultural resources. No site-specific mitigation measures are required, however a mitigation and monitoring program will be required for the project for which an Archaeologist and Native American Monitor will monitor grading activities in the project area.

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

10.PLANNING. 20 MAP-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

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

10.PLANNING. 21 MAP-INADVERTENT ARCHAEO FINDS RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the

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10. GENERAL CONDITIONS

10.PLANNING. 21

MAP-INADVERTENT ARCHAEO FINDS (cont.)

RECOMMND

archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - 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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2 (cont.) RECOMMND

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/CONDITION RECOMMND

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

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

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

La Sierra Avenue (NS) at:

- SR-91 Westbound Ramps (EW)
- SR-91 Eastbound Ramps (EW)
- Indiana Avenue (EW)
- Victoria Avenue (EW)
- McAllister Parkway (EW)
- El Sobrante Road

McAllister Street (NS) at:

- Fairway Drive (EW) - Future Intersection
- El Sobrante Road (EW)

Driveway 1 (NS) at:

- Fairway Drive (EW) - Future Intersection

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP - TS/CONDITION (cont.)

RECOMMND

Driveway 2 (NS) at:
Fairway Drive (EW) - Future Intersection

SR-91 Eastbound Ramps (NS) at:
Indiana Avenue (EW)

Van Buren Boulevard (NS) at:
SR-91 Westbound Ramps (EW)
SR-91 Eastbound Ramps (EW)
Indiana Avenue (EW)
Victoria Avenue (EW)
Dufferin Avenue (EW)
Fairway Drive (EW) - Future Intersection

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.

20.PLANNING. 3

MAP- LANDSCAPE CONCEPT PLAN

RECOMMND

CONCEPT CORRECTIONS TO BE COMPLETED PRIOR TO AUGUST 23, 2013.

DATE: June 26, 2013

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP- LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

TO:Matt Straite

FROM:Ron Dyo Landscape Planner (951) 955-3158

RE:TR36390 Citrus Heights p/c1

The following are comments concerning this case:

- 1.Show estimated plant quantity on the plan.
- 2.Linear Deep Root Barriers to be installed for any trees within 6' from any hardscape.
- 3.Add irrigation statement to conform to Ordinance No. 859.2.
- 4.Show estimated water use requirement (MAWA), using Ordinance No. 859.2 calculations. Add SLA to formula if it applies. Put on plans
- 5.Show plant factor (water usage) for each plant material. Put on plans
- 6.Show Landscape Architect stamp and signature
- 7.Install 3" mulch on all shrub planting and 1" on ground cover from flats.
- 8.Show on plans 24" X 36"
- 9.Size plant material
- 10.On blow ups, call out trees and shrubs.
- 11.Show blow up of typical planting with names of plant material of slope areas, parkway planting, corners, monument planting, entry's, HOA areas, basins, trail planting, parks.
- 12.Show that slope planting conforms to Building and Safety Erosion Control.

Provide landscape with 2 complete sets of corrected landscape drawings

Ron Dyo
Landscape Planner

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - DEED RESTRICTION RECOMMND

Prior to recordation the applicant shall record a deed restriction protecting the areas mapped as "CDFG Riparian," and "CDFG Unvegetated," and are outside of the area mapped "Project Footprint" on Exhibit 6 of the document entitled "Citrus Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June 10, 2013 and prepared by Martin Rasnick of Glenn Lukos Associates. Please contact EPD for sample deed restriction language.

50.EPD. 2 MAP - ECS BIOLOGICAL RECOMMND

The constrained areas will conform to the areas mapped as "CDFG Riparian," and "CDFG Unvegetated," and are outside of

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50. PRIOR TO MAP RECORDATION

50.EPD. 2

MAP - ECS BIOLOGICAL (cont.)

RECOMMND

the area mapped "Project Footprint" on Exhibit 6 of the document entitled "Citrus Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June 10, 2013 and prepared by Martin Rasnick of Glenn Lukos Associates. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

contained in Riverside County Ordinance 787.2.

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

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

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 5 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.

50.FIRE. 6 MAP-#67-ECS-GATE ENTRANCES RECOMMND

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

50.FIRE. 7 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#88-ECS-AUTOMATIC GATES (cont.) RECOMMND

Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP PONDING AREA EASEMENT RECOMMND

As approved by the District, an Irrevocable Offer of Dedication to the public for the Harrison Dam inundation and flooding easement shall be shown on the final map. Further, the final proposed stage-to-storage relationship resulting from the current conditions and proposed grading shall be documented in an engineering report signed and stamped by a Registered Civil Engineer in the State of California.

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,

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

50.FLOOD RI. 8 MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP BMP - MAINT & INSPECT

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural 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 BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS DEBRIS FLOW/ROCKFALL RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2307, contain areas of potential debris flow and/or rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

50.PLANNING. 2 MAP - ECS BLASTING RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2307, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 8,000 square feet net for lots within Planning Area 1, 10,000 square feet in Planning Area 2, and 12,000 square feet in Planning Area 3.

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

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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

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

50.PLANNING. 6 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until, Specific Plan No. 325A1, and Change of Zone No. 7779 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - REQUIRED APPLICATIONS (cont.) RECOMMND

standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 10 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement 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. 11 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for all trails shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 12 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 Regional Trail along McAllister Street, the eight foot (8') Primary Trail along Street A, and the eight foot (8') Secondary Trail along Streets A, C, B, and H. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the trails and any required easements until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 15 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lots along the southern portion of the map are located

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 16

MAP - ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-4801 was prepared for this property on April 10, 2001 by Brian F. Smith and a host of other studies (see COA 10.PLANNING.4) and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18 MAP - ECS NOTE PALEONTOLOGIC RECOMMND

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

County Paleontological Report No. PD-P-1436 was prepared for this property on March 6, 2012 by Brian F. Smith and Associates and is on file at the County of Riverside Planning Department.

50.PLANNING. 25 MAP - ECS NOTE DAM INUNDATION RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Mathews Dam which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 28 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. 30 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 33 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

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 33

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

RECOMMND

all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

any, this Declaration shall control."

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

50.PLANNING. 35 MAP - EMERGENCY ACCESS TO WEST RECOMMND

PRIOR TO MAP RECORDATION the applicant shall provide a design acceptable to the County for an emergency access connection between Meadow Land Drive and the proposed Street B. Said access shall also be shown on the final map along with any potentially required easements for emergency access. The access shall be for emergency purposes only, shall not provide through traffic, and can be in the form of a landscape area or other means acceptable to Riverside County Fire.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

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

Lot access shall be restricted on McAllister Street, Fairway Drive, and street "A" and so noted on the final map.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - SIGNING & 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 or as approved by the Director of Transportation.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

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

The street design and improvement concept of this project shall be coordinated with County Capital Improvement Project C1-0641 (Fairway Drive).

50.TRANS. 6 MAP - SOILS 2 RECOMMND

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

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461, 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. 8 MAP - OFF-SITE ACCESS 2 RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

Said off-site access road shall be the northerly extension of Fairway Drive (northern tract boundary) to Van Buren Boulevard.

50.TRANS. 9 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping (Maintenance exhibit within the Landscape Concept Plan)
- (2) Trails adjacent to L&LMD mainenance areas.
- (3) Streetlights [CSA (951) 955-6146]
- (4) Traffic signals at La Sierra Avenue and El Sobrante Road
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping [CSA (951) 955-6146]

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

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50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

89-1-C Administrator and submit the following:

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

50.TRANS. 11 MAP - DEDICATION RECOMMND

Street "A" (entry street) is designated PUBLIC ENTRY STREET and shall be improved with 50' full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/80') (Modified for increased improvements from 44' to 50' AC pavement and increased right-of-way from 74' to 80'.)

- NOTE:
1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' west side parkway.
 2. A 10' landscaped entry media shall be constructed at the centerline of the street.
 3. The nose of median shall be 35' radial from the flow line.
 4. An 8' decomposed granite trail with concrete header shall be constructed within the 15' east side parkway.

Street "A" (primary entry road), from Fairway Drive to street "B," along project boundary is designated PUBLIC ROAD and shall be improved with 40' full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (40'/74') (Modified for reduced improvement from 44' to 40' AC pavement, and sidewalk only on west side.)

- NOTE:
1. A 5' meandering sidewalk shall be constructed within the 17' west side parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11

MAP - DEDICATION (cont.)

RECOMMND

2. An 8' decomposed granite trail with concrete header shall be constructed within the 17' east side parkway.

Fairway Drive, from McAllister Street to street "A," along project boundary is designated COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A," (44'/66') (Modified for no sidewalks.)

NOTE: 1. An 8' decomposed granite trail shall be constructed within the 11' east side parkway.

Fairway Drive, from street "A" to northern tract boundary, along project boundary is designated COLLECTOR STREET and shall be improved with 36 foot full-width AC pavement, 6" AC dike within the 66' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "B". (36'/66') (Modified for no curb and gutter and sidewalks, and reduced full-width right-of-way from 74' to 66' and improvements from 44' to 36' AC pavement).

NOTE: 1. An 8' decomposed granite trail shall be constructed 2' from AC dike within the 15' east side parkway.

Street "H" along project boundary is designated LOCAL STREET and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for one side only sidewalk.)

NOTE: 1. An 8' decomposed granite trail with concrete header shall be constructed within the 17' south side parkway.

2. A 5' sidewalk shall be constructed at the right-of-way line within the 10' north side parkway.

Street "B" (loop road), from street "A" to street "C," and street "C," from street "A" to lot 343, along project boundary are designated LOCAL STREET and shall be improved

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11

MAP - DEDICATION (cont.) (cont.)

RECOMMND

with 40 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60') (Modified for one side only sidewalk.)

- NOTE: 1. An 8' decomposed granite trail with concrete header shall be constructed within the 10' parkway (one side only).
2. A 5' sidewalk shall be constructed at the right-of-way line within the 10' parkway (one side only).

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

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "EE" (from lot 343 to Fairway Drive) along project boundary is designated LOCAL STREET and shall be improved with 28 foot full-width AC pavement, 6" concrete curb and gutter within the 50' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (Modified for reduced improvements from 36' to 28' AC pavement and sidewalk only on west side.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 11' west side parkway.
2. An 8' decomposed granite trail with concrete header shall be constructed within the 11' east side parkway.

50.TRANS. 12

MAP - EXISTING MAINTAINED

RECOMMND

McAllister Street along project boundary is a paved County maintained road designated COLLECTOR ROAD and shall be improved with 40 foot full-width AC pavement (22' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (on project side), 6" AC dike (on the other side of the centerline) and match up asphalt concrete paving; reconstruction; or resurfacing of existing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - EXISTING MAINTAINED (cont.) RECOMMND

paving as determined by the Transportation Department within the 70' full-width dedicated right-of-way (37' on project side and 33' on the other side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461. (40'/70') (Modified for reduced improvements from 44' to 40' AC pavement and sidewalk only on project side.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway of the project side.

50.TRANS. 13 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 14 MAP - LANDSCAPING/TRAILS RECOMMND

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

Landscaping shall be improved within McAllister Street, street "A" (from Fairway Drive to street "B") and trails shall be improved.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 15 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 16 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 18 MAP - OFF-SITE INFO RECOMMND

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

50.TRANS. 19 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:
Signals not eligible for fee credit:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - TS/DESIGN (cont.)

RECOMMND

La Sierra Avenue (NS) at Indiana Avenue (EW) (signal modification for added lane)

La Sierra Avenue (NS) at Victoria Avenue (EW) (signal modification for added lane)

La Sierra Avenue (NS) at El Sobrante Road (EW)

Van Buren Boulevard (NS) at Victoria Avenue (EW) (signal modification for added lane)

Van Buren Boulevard (NS) at Fairway Drive (EW)

or as approved by the Transportation Department.

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

50.TRANS. 20

MAP - TS/GEOMETRICS

RECOMMND

The intersection of La Sierra Avenue (NS) at Indiana Avenue (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, three through lanes, one right-turn lane

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

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

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

NOTE: The project shall remove the north leg crosswalk to allow for additional green time to other movements.

The intersection of La Sierra Avenue (NS) at Victoria Avenue (EW) shall be improved to provide the following geometrics:

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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

The intersection of La Sierra Avenue (NS) at El Sobrante Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: two through lanes
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane
NOTE: The installation of a traffic signal at this location shall include a CCTV monitoring system for El Sobrante Road and traffic signal interconnect along La Sierra Avenue to McAllister Parkway.

The intersection of McAllister Street (NS) at Fairway Drive (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: N/A
Westbound: one through lane - stop controlled

The intersection of Driveway 1 (NS) at Fairway Drive (EW) shall be improved to provide the following geometrics:

Northbound: one through lane - stop controlled
Southbound: N/A
Eastbound: one through lane
Westbound: one through lane .

The intersection of Driveway 2 (NS) at Fairway Drive (EW) shall be improved to provide the following geometrics:

Northbound: one through lane - stop controlled
Southbound: N/A
Eastbound: one through lane
Westbound: one through lane

The intersection of Van Buren Boulevard (NS) at Victoria

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20

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

RECOMMND

Avenue (EW) shall be improved to provide the following geometrics:

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

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

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

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

The intersection of Van Buren Boulevard (NS) at Fairway Drive (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes

Southbound: two through lanes, one right-turn lane

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

Westbound: N/A

or as approved by the Transportation Department.

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

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

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).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

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 www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

A separate stockpile permit is required for the import 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or the Riverside County Transportation Department and that all approved water quality treatment control 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 MAP - BMP CONST NPDES PERMIT RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 16 MAP - EMERGENCY OVERFLOW RECOMMND

In instances where the grading plan proposes drainage easements between lots, an emergency overflow protection shall be provided.

60.BS GRADE. 17 MAP - DRAINAGE ACROSS PL RECOMMND

Prior to the issuance of a grading permit, grading shall be designed in accordance with the requirements of Appendix "J", section J109.4 of the California Building Code. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV SITE ASSESSMENT - PHASE 2 RECOMMND

A limited Phase 2 Environmental Site Assessment shall be performed to characterize previously detected chromium in soil. Contact the Environmental Cleanup Programs at (951) 955-8980 prior to conducting soil sampling to confirm sample locations and analysis.

EPD DEPARTMENT

60.EPD. 1 MAP - GRADING PLAN CHECK RECOMMND

The areas mapped as "CDFG Riparian," and "CDFG Unvegetated," and are outside of the area mapped "Project Footprint" on Exhibit 6 of the document entitled "Citrus Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

MAP - TEMP FENCING (cont.)

RECOMMND

Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June 10, 2013 and prepared by Martin Rasnick of Glenn Lukos Associates, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis" Dated: February 22, 2008. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 5

MAP - DBESP MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document entitled "Citrus Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June 10, 2013 and prepared by Martin Rasnick of Glenn Lukos Associates.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

MAP - FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "CDFG Riparian," and "CDFG Unvegetated," and are outside of the area mapped "Project Footprint" on Exhibit 6 of the document entitled "Citrus Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June 10, 2013 and prepared by Martin Rasnick of Glenn Lukos Associates, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall comply with the approved fire protection/vegetation management plan by fire safe planning solutions approved 7/8/13.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ (cont.) RECOMMND

processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. Each phase shall provide the appropriate water quality mitigation.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 36390 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLANS RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have recorded necessary easements and submitted its trail plans, for the 10' Regional Trail along McAllister Street, and other regional, secondary, and rural trails within the tract, to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - BLASTING PLAN

RECOMMND

Prior to issuance of grading permits, a plan that describes the blasting methods and extent of blasting required to achieve proposed site grades shall be submitted to the County Geologist for review and approval.

It should be noted that, although it is not required for clearance of this condition by the County Geologist, all blasting shall be performed under permit issued by the County Sherriff's Department.

60.PLANNING. 3 MAP - TRAIL GRADING PLANS

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 Street C, Street B, Street H, Street B and McAllister Street. All Grading must conform to the trail standards of the SPECIFIC PLAN.

60.PLANNING. 13 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. 14 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP - SECTION 404 PERMIT (cont.) RECOMMND

404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of 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 337.7 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - SLOPE STBILTY RPRT RECOMMND

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

60.PLANNING. 21 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Specific Plan No. 325A1, and Change of Zone No. 7779 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 22 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP-ARCHAEO MONITOR REQUIRED RECOMMND

ARCHAEOLOGICAL MONITOR REQUIRED:

PRIOR TO THE ISSUANCE OF A GRADING PERMIT:

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The Archaeologist is required to attend a pre-grade meeting and is required to conduct a cultural/historical sensitivity training for the construction staff at this meeting.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP-ARCHAEO MONITOR REQUIRED (cont.)

RECOMMND

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 24

MAP-NATIVE AM MONITOR REQ

RECOMMND

NATIVE AMERICAN MONITORING REQUIRED:

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor designated by the Pechanga Band of Luiseno Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be 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. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP-NATIVE AM MONITOR REQ (cont.)

RECOMMND

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

TRANS DEPARTMENT

60.TRANS. 1

MAP - TS/CREDIT REIMBURSEMENT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - TS/CREDIT REIMBURSEMENT (cont.) RECOMMND

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

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADING INSPECTION RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District's approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP-ARCHAEO MONITORING REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL (ARCHAEOLOGICAL MONITORING/PHASE IV REPORT SUBMITTAL):
The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon

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70. PRIOR TO GRADING FINAL INSPECT

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

determining the report and mitigation is adequate, the County Archaeologist shall clear this condition. This condition shall not modify any approved condition of approval or mitigation measure.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP - INDUSTRIAL HYGIENE CLEAR

RECOMMND

Per Industrial Hygiene letter dated October 4, 2012 c/o Steve Hinde, REHS, CIH, the following requirements shall apply "Prior to the Issuance of a Building Permit",

- 1) Provide a minimum five foot high (noise barriers) masonry block walls constructed along McAllister Street.
- 2) A final acoustical report addressing indoor noise impacts shall be provided to Industrial Hygiene for review and approval. The exterior unmitigated impact (second stories) for McAllister Street is approximately 67 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along McAllister Street.

For further information, please contact Industrial Hygiene at (951) 955-8980.

EPD DEPARTMENT

80.EPD. 1 MAP - FENCE INSTALL

RECOMMND

Prior to the issuance of a building permit, the areas mapped as "CDFG Riparian," and "CDFG Unvegetated," and are outside of the area mapped "Project Footprint" on Exhibit 6 of the document entitled "Citrus Heights Development Project; County of Riverside, California: Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights (Formerly Lake Mathews Golf Club Project)." Dated: June 10, 2013 and prepared by Martin Rasnick of Glenn Lukos Associates, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - FENCE INSTALL (cont.) RECOMMND

feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP - BIO MONITORING REPORT RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract 36390 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

PARKS DEPARTMENT

80.PARKS. 1 MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the regional, secondary, and rural trails as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

80.PARKS. 2 MAP - TRAIL MAINTENANCE

RECOMMND

Prior to the issuance of the 50th building permit of any Planning Area, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

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 Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

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 four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any

TRACT MAP Tract #: TR36390

Parcel: 269-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, the SPECIFIC PLAN 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 monuments with landscaping.
2. A plot plan of the entry monuments 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 monuments.

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 condition of approval shall be cleared individually.

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
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.

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Parcel: 269-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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 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.

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

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

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

80.PLANNING. 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.

Subdivision development shall conform to the approved plot plan and shall conform to the SPECIFIC PLAN.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

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.
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

TRACT MAP Tract #: TR36390

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

SITE DEVELOPEMENT plot plan conditon 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, the SPECIFIC PLAN and the TENTATIVE MAP conditions of approval.

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

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

C. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

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

G. 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, or as permitted by the SPECIFIC PLAN,

H. Corner lots shall be constructed with wrap-around decorative block wall returns.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use as permitted by teh SPECIFIC PLAN 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.

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 (Maintenance exhibit within the Landscape Concept Plan)
- (2) Trails adjacent to L&LMD maintenance areas.
- (3) Streetlights [CSA (951) 955-6146]
- (4) Traffic signals at La Sierra Avenue and El Sobrante Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping [CSA (951) 955-6146]

80.TRANS. 2 MAP - TS/AGREEMENT WITH CITY RECOMMND

Prior to the issuance of any building permits, the applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay standard

TRACT MAP Tract #: TR36390

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - TS/AGREEMENT WITH CITY (cont.) RECOMMND

traffic impacts fees to intersections within the City limits which are impacted by the project. The project proponent shall pay the standard traffic impacts fees in accordance with the fee schedule in effect at the time of building permit issuance.

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

TRACT MAP Tract #: TR36390

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90. PRIOR TO BLDG FINAL INSPECTION

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

treatment control BMPs shall register such facility for annual inspections.

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

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

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

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

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Parcel: 269-100-014

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

FIRE DEPARTMENT

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

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

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

TRACT MAP Tract #: TR36390

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

90.FLOOD RI. 3 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any portion of the project exceeding 80% of the total residential lots within the map or phase within the map prior to the District's acceptance for operation and maintenance or substantial completion of the drainage system.

90.FLOOD RI. 4 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.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION

RECOMMND

Prior to or in conjunction with building permit final inspection approvals, the applicant shall complete construction of the regional, secondary, and rural trails with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and Open-Space District.

TRACT MAP Tract #: TR36390

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 333.7 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - 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. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 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

TRACT MAP Tract #: TR36390

Parcel: 269-100-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

TRACT MAP Tract #: TR36390

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90. PRIOR TO BLDG FINAL INSPECTION

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 McAllister Street and street "A" (from Fairway Drive to street "B").

90.TRANS. 6 MAP - TS/INSTALLATION

RECOMMND

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

Signals not eligible for fee credit:

La Sierra Avenue (NS) at Indiana Avenue (EW) (signal modification for added lane)

La Sierra Avenue (NS) at Victoria Avenue (EW) (signal modification for added lane)

La Sierra Avenue (NS) at El Sobrante Road (EW)

Van Buren Boulevard (NS) at Victoria Avenue (EW) (signal modification for added lane)

Van Buren Boulevard (NS) at Fairway Drive (EW)

or as approved by the Transportation Department.

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

90.TRANS. 7 MAP - INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at La Sierra Avenue (NS) at El Sobrante Road (EW) to the signal at La

09/03/13
07:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 84

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - INTERCONNECT (cont.)

RECOMMND

Sierra Avenue Street (NS) and Blackburn Road (EW).

or as approved by the Transportation Department.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Fire Dept.- Strategic Planning
Riv. Co. Building & Safety - Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

FAST TRACK, SPECIFIC PLAN NO. 325 AMENDMENT NO. 1 SCREENCHECK NO. 2, TENTATIVE TRACT MAP NO. 36390 AMENDED NO. 1 – EA42510 – Applicant: CV Communities, LLC – Engineer/Representative: T&B Planning – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum), Open Space: Conservation (OS: C), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), El Sobrante Policy Area – Location: Southerly of Van Buren Boulevard and easterly of McAllister Street – 333.7 Gross Acres – Zoning: Specific Plan (SP00325) – **REQUEST:** The **Specific Plan Amendment** proposes to increase residential acreage from 98.4 acres to 135.5 acres, increase the total number of residential units from 295 to 345, increase the average residential lot size from approximately 10,237 square feet to approximately 12,976 square feet, increase the development intensity from 0.9 to 1.0 dwelling units per acres (du/ac), eliminate the 119.1-acre golf course and 3.5-acre golf course clubhouse land uses from the Land Use Plan, increase the area reserved for open space from 85.2 acres to 162.4 acres, increase the acreage designated for public parks from three parks on 2.5 acres to eight parks on 7.0 acres, provide approximately 6.6 miles of pedestrian trails and modify the internal circulation system to accommodate the modified land use plan. The **Tentative Map** proposes a Schedule A subdivision that would subdivide 333.7 acre property into a 345 single-family residential lots, 7 park lots, 3 water quality detention basin lots, and 39 open space lots (394 total) – **NOTE:** A CEQA determination has not been made. Please advice of all studies that need to be revised from previous EIR. – APN(s): 269-060-004, 269-060-005, 269-060-006, 269-100-009, 269-100-011, 269-100-012 and 269-100-014 – Related Cases: SP00325, GPA00572, CZ06598, EIR00433, PM30154 and TR30153

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on July 11, 2013**, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 8, 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
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

City of Riverside Planning Dept.
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

TENTATIVE TRACT MAP NO. 36390 - EA42510 – Applicant: Michael White, CV Communities, LLC – Engineer/Representative: Joel Morse, T&B Planning, Inc. - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Residential Low Density 20,000 Sq. Ft., Residential Medium Density 8,500 Sq. Ft. – 10,000 Sq. Ft., Golf Course Clubhouse, Golf Course, Open Space, and Park – Location: Northerly of El Sobrante Road, South of Van Buren Blvd., Easterly of McAllister Street – 333.7 Gross Acres - Zoning: Specific Plan - **REQUEST: Schedule A subdivision that would subdivide 333.7 acre property into a 345 single-family residential lots, 7 park lots, 3 water quality detention basin lots, and 39 open space lots (394 total) - APN(s):269-060-004, -005, -006; 269-100-009-, -011, -012, -014 - Related Cases: SP00325 - Concurrent Cases: SP00325A1, CZ07779**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on 8/30/12**. 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 **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 18, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire Dept.-Strategic Planning

Riv. Co. Dept. of Building & Safety-Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo

P.D. Archaeology Section- D. Jones
1st District Supervisor
1st District Planning Commissioner

SPECIFIC PLAN NO. 325, AMENDMENT NO. 1, SCREENCHECK NO. 1 / CHANGE OF ZONE NO. 7779 – EA42510 – Applicant: CV Communities, LLC – Engineer/Representative: T&B Planning – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development Low Density Residential (CD: LDR) (1/2 Acre Minimum), Open Space: Conservation (OS: C), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), El Sobrante Policy Area – Location: Southerly of Van Buren Boulevard and easterly of McAllister Street – 333.7 Gross Acres – Zoning: Specific Plan (SP00325) – **REQUEST:** The **Specific Plan Amendment** proposes to increase residential acreage from 98.4 acres to 135.5 acres, increase the total number of residential units from 295 to 345, increase the average residential lot size from approximately 10,237 square feet to approximately 12,976 square feet, increase the development intensity from 0.9 to 1.0 dwelling units per acres (du/ac), eliminate the 119.1-acre golf course and 3.5-acre golf course clubhouse land uses from the Land Use Plan, increase the area reserved for open space from 85.2 acres to 162.4 acres, increase the acreage designated for public parks from three parks on 2.5 acres to eight parks on 7.0 acres, provide approximately 6.6 miles of pedestrian trails and modify the internal circulation system to accommodate the modified land use plan. The **Change of Zone** proposes a Zoning Ordinance text amendment for Specific Plan No. 325 to establish new land uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the Planning Areas. – **NOTE:** A CEQA determination has not been made. Please advice of all studies that need to be revised from previous EIR. – APN(s): 269-060-004, 269-060-005, 269-060-006, 269-100-009, 269-100-011, 269-100-012 and 269-100-014 – Related Cases: SP00325, GPA00572, CZ06598, EIR00433, PM30154 and TR30153

Please review the attached document(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on August 30, 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 document(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 **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rcplma.org / MAILSTOP# 1070**.

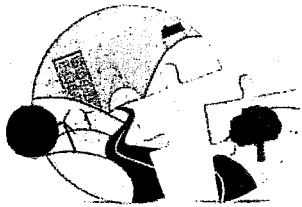
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CCDD6360

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00325 A1 DATE SUBMITTED: 4-30-12

APPLICATION INFORMATION

Applicant's Name: CV Communities, LLC (contact: Michael White) E-Mail: mike@cityventures.com

Mailing Address: 2850 Redhill Avenue, Suite 200

Santa Ana Street 92705
City CA ZIP

Daytime Phone No: (949) 251-8052 Fax No: (949) 250-1529

Engineer/Representative's Name: T&B Planning (contact: Joel Morse) E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100

Tustin Street 92780
City CA ZIP

Daytime Phone No: (714) 505-6360 Fax No: (714) 505-6361

Property Owner's Name: CV Communities, LLC (contact: Michael White) E-Mail: mike@cityventures.com

Mailing Address: 2850 Redhill Avenue, Suite 200

Santa Ana Street 92705
City CA ZIP

Daytime Phone No: (949) 251-8052 Fax No: (949) 250-1529

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

C207779
EA 42510

"Planning Our Future... Preserving Our Past"

CFG05886

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed. p. 745; A3-A5, B3-B5, C4-C5

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <u>(RESIDENTIAL ONLY)</u>
Medium Density Residential (12,000 s.f. lots)	46.2	107
Medium Density Residential (10,000 s.f. lots)	49.5	126
Medium Density Residential (8,000 s.f. lots)	39.8	112
Open Space-Recreation (Parks)	7.0	--
Open Space-Recreation (Open Space)	162.4	--
Open Space-Water (Detention Basin)	2.9	--
Project Roads	25.9	--

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.

APPLICATION FOR SPECIFIC PLAN LAND USE

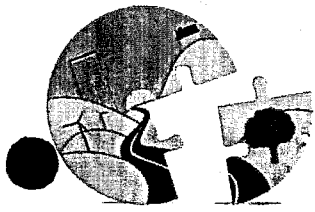
3. ✓ An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. ✓ One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. ✓ An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. ✓ Three (3) copies of a Project Description.
7. ✓ Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. ✓ Three (3) copies of a Land Use Table delineating the proposed land uses.
9. ✓ The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

SPECIFIC PLAN AMENDMENT

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006360

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07779 DATE SUBMITTED: 4-30-18

APPLICATION INFORMATION

Applicant's Name: CV Communities, LLC (contact: Michael White) E-Mail: mike@cityventures.com

Mailing Address: 2850 Redhill Ave., Suite 200
Santa Ana Street 92705
CA
City State ZIP

Daytime Phone No: (949) 251-8052 Fax No: (949) 250-1529

Engineer/Representative's Name: T&B Planning, Inc. (contact: Joel Morse) E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100
Tustin Street 92780
CA
City State ZIP

Daytime Phone No: (714) 505-6360 Fax No: (714) 505-6361

Property Owner's Name: CV Communities, LLC (contact: Michael White) E-Mail: mike@cityventures.com

Mailing Address: 2850 Redhill Ave., Suite 200
Santa Ana Street 92705
CA
City State ZIP

Daytime Phone No: (949) 251-8052 Fax No: (949) 250-1529

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(951) 955-3200 · Fax (951) 955-1811

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

SP00325A1
EA 42510
CFG 05886

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all 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.

Michael White

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.

August Belmont

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 property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 269-060-004, -005, -006; 269-100-009, -011, -012, -014

Section: 29 Township: 3S Range: 5W

Approximate Gross Acreage: 333.7

General location (nearby or cross streets): North of El Sobrante Road, South of Van Buren Boulevard, East of McAllister Street, West of _____.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed. p. 745; A3-A5, B3-B5, C4-C5

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Modify the Zoning Ordinance for Specific Plan No. 325 to reflect the adjusted planning area boundaries, new land uses and new development standards included within SP00325A1, which is processed concurrently with this Change of Zone request.

Related cases filed in conjunction with this request:

Specific Plan Amendment (SP00325A1), Tentative Tract Map

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.

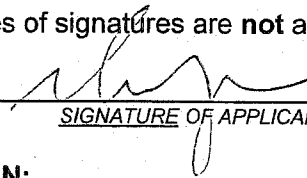
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Michael White

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

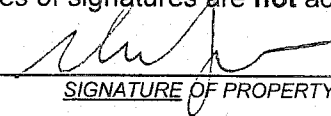
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Michael White

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

August Belmont

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): 269-060-004, -005, -006; 269-100-009, -011, -012, -014

Section: 29 Township: 3S Range: 5W

Approximate Gross Acreage: 333.7

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Sobrante Road, South of Van Buren Boulevard, East of McAllister Street, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed., p. 745 A3-A5, B3-B5, C4-C5

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):

Schedule "A" Subdivision that would subdivide approx. 333.7-acre property into 345 single-family residential lots, 7 park lots, 3 water quality detention basin lots, and 39 open space lots (394 lots total).

Related cases filed in conjunction with this request:

SP00325A1, CZ07779, EA42510

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

If yes, provide Case No(s). GPA00572, SP00325, CZ06598, TR30153 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA38579 (TR30153) E.I.R. No. (if applicable) EIR 433 (GPA00572, SP00325, CZ06598)

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: _____

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) approx. 2,470 feet

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) approx. 895 feet

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: 2,500,000 cubic yards

PROPERTY OWNERS CERTIFICATION FORM
SP00325A1

I, Stella Spadafora, certify that on
(Print Name)

7/08/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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 300 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

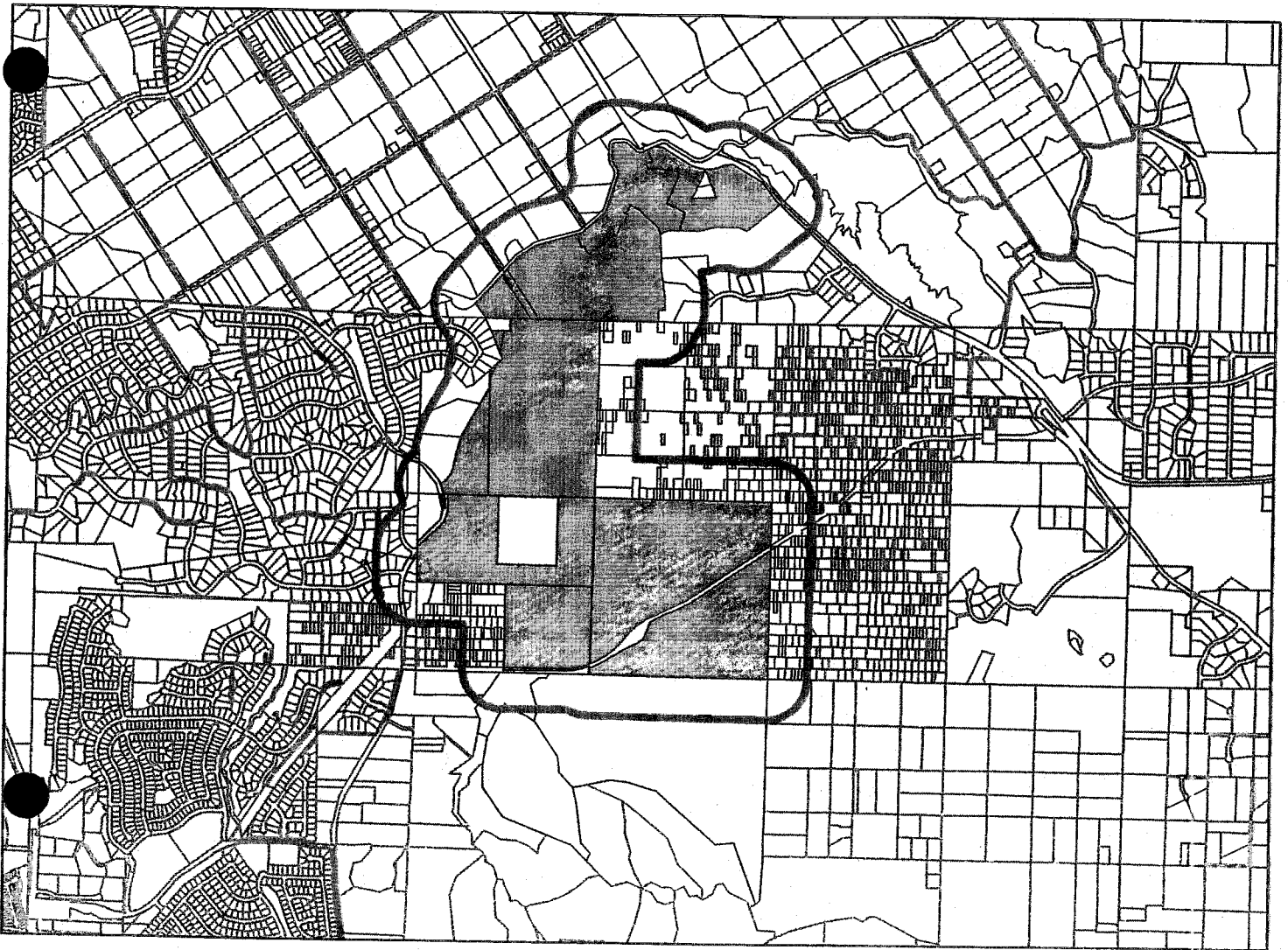
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*checked by M. Stravino
8/8/13*

SP00325A1 (600 Feet Radius)



Selected Parcels

269-202-039	269-180-037	269-382-001	269-150-007	269-150-005	269-363-023	239-110-003	269-150-014	270-060-001	271-142-034
271-262-024	269-150-010	269-390-003	269-410-002	269-373-008	271-190-084	269-080-019	271-190-078	271-190-085	271-141-038
269-470-031	269-120-010	269-110-006	269-150-012	269-180-016	269-180-009	269-110-007	269-180-017	269-170-008	271-141-032
271-263-027	271-263-028	271-190-090	239-200-009	269-020-014	271-263-037	239-210-004	269-180-012	239-250-004	239-240-004
239-270-001	271-190-079	271-190-082	269-080-046	239-250-008	239-220-004	239-230-005	239-270-003	269-060-007	238-190-003
239-110-024	239-210-005	239-230-010	239-270-004	239-200-007	238-190-001	269-080-015	271-200-013	271-190-092	271-263-036
269-060-006	269-060-004	269-100-012	239-270-002	269-060-005	269-100-011	269-100-009	269-100-014	269-100-015	269-470-036
271-190-031	271-240-048	271-262-038	269-180-027	269-180-021	239-210-003	271-142-040	271-240-005	239-240-001	269-382-002
269-362-016	271-200-016	269-470-030	271-142-006	271-190-094	269-470-014	269-470-022	269-110-008	271-190-080	269-381-004
269-381-007	271-240-052	269-110-003	269-391-007	269-470-050	271-240-011	271-240-010	271-240-012	269-470-049	269-130-001
269-130-002	269-110-011	269-202-026	271-190-070	271-190-091	269-180-020	271-262-023	271-262-037	239-200-006	239-210-007
271-142-001	271-142-030	269-391-009	239-210-009	269-202-055	271-262-003	269-202-023	269-202-025	269-060-013	271-190-003

First 120 parcels shown



2,500 1,250 0 2,500 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: 239110003, APN: 239110003
ALLAN HIRATA
7381 COHO DR NO 201
HUNTINGTON BEACH CA 92648

ASMT: 239210004, APN: 239210004
GLORIA CORTEZ, ETAL
18886 WOODCREST LN
RIVERSIDE CA 92508

ASMT: 239110005, APN: 239110005
GRACIELA AYON, ETAL
7047 OROZCO DR
RIVERSIDE CA 92506

ASMT: 239210006, APN: 239210006
MICHELE SULLIVAN
2023 MEYERS ST
RIVERSIDE, CA. 92503

ASMT: 239200005, APN: 239200005
JO MILESI
2080 MYERS ST
RIVERSIDE, CA. 92503

ASMT: 239210007, APN: 239210007
EDELGARD SCHWEITZER, ETAL
2049 MYERS ST
RIVERSIDE, CA. 92503

ASMT: 239200008, APN: 239200008
ROBIN BROCK, ETAL
1997 HARRISON ST
RIVERSIDE, CA. 92503

ASMT: 239210008, APN: 239210008
DEBORAH GHAMLOUCH, ETAL
C/O DEBORAH GHAMLOUCH
2075 MYERS ST
RIVERSIDE, CA. 92503

ASMT: 239200009, APN: 239200009
MARLENE PONGS, ETAL
P O BOX 7545
RIVERSIDE CA 92513

ASMT: 239210009, APN: 239210009
TINA LEDFORD, ETAL
2189 MYERS ST
RIVERSIDE, CA. 92503

ASMT: 239210002, APN: 239210002
MARIA GARCIA, ETAL
2156 VAN BUREN BLV
RIVERSIDE, CA. 92503

ASMT: 239220003, APN: 239220003
STATE OF CALIF
C/O DEPT OF GENERAL SER REAL ESTATE DI
650 HOWE AVE
SACRAMENTO CA 95825

ASMT: 239210003, APN: 239210003
JOYCE DOTY, ETAL
2140 VAN BUREN BLV
RIVERSIDE, CA. 92503

ASMT: 239220005, APN: 239220005
MARIA LUCATERO, ETAL
9347 INDIANA AVE
RIVERSIDE CA 92503

ASMT: 239220007, APN: 239220007
STATE OF CALIF
C/O KRISTIN HOGUE
110 WEST A ST STE 700
SAN DIEGO CA 92101

ASMT: 239250009, APN: 239250009
ISABELLE LEYDE, ETAL
9609 EQUESTRIAN DR
RIVERSIDE, CA. 92503

ASMT: 239240001, APN: 239240001
HELEN LIN, ETAL
519 N BEDFORD DR
BEVERLY HILLS CA 90210

ASMT: 239250010, APN: 239250010
CAROL PERKINS, ETAL
14030 JUDY ANN
RIVERSIDE CA 92503

ASMT: 239240002, APN: 239240002
MARTHA SAENZ
840 ANNANDALE RD
BEAUMONT CA 92223

ASMT: 239270001, APN: 239270001
HSUEH TANG, ETAL
10411 JEROME ST
VILLA PARK CA 92861

ASMT: 239240003, APN: 239240003
JOSE CONTRERAS
1880 VAN BUREN BLV
RIVERSIDE, CA. 92503

ASMT: 269020014, APN: 269020014
CARMEN GALINDO
2069 S PACIFIC ST
SANTA ANA CA 92704

ASMT: 239250006, APN: 239250006
MARTHA ZAIOUN, ETAL
18479 GLASS MOUNTAIN DR
RIVERSIDE CA 92504

ASMT: 269020015, APN: 269020015
JUDITH BENNETT
16475 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 239250007, APN: 239250007
MANJIT JHAWAR
P O BOX 70026
RIVERSIDE CA 92513

ASMT: 269040021, APN: 269040021
WMWD
C/O DONALD HARRIGER
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 239250008, APN: 239250008
KURT FISCH, ETAL
9595 EQUESTRIAN DR
RIVERSIDE, CA. 92503

ASMT: 269060007, APN: 269060007
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 269060009, APN: 269060009
HIBBARD VIEW DEVELOPMENT CO NO 2
3625 TERRACE VIEW DR
ENCINO CA 91436

ASMT: 269080019, APN: 269080019
BETTY WEBER
5716 BLACKTHORNE AVE
LAKEWOOD CA 90712

ASMT: 269060012, APN: 269060012
HIBBARD VIEW DEVELOPMENT CO
C/O VERNE TJARKS
16921 PARTHENIA ST STE 301
NORTH HILLS CA 91343

ASMT: 269080025, APN: 269080025
GIA LAMB
191 SW 5TH AVE
ONTARIO OR 97914

ASMT: 269060013, APN: 269060013
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