

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of which would cause significant environmental effects?				
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, EIR 411, Addendum No. 1, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be less than significant (assuming mandatory compliance with conditions of approval requiring the construction of water infrastructure to serve the proposed Project). The proposed Project would involve the elimination of 10.0 acres of elementary school uses, and would result in an overall reduction in dwelling units allowed on-site by 421 units as compared to the project that was evaluated as part of EIR 411. Utilizing the same calculations provided in EIR 411, the proposed Project would result in a demand for approximately 1,226,260 gallons per day (gpd) of potable water, as compared to 1,500,760 gpd as identified in EIR 411. Therefore, since the proposed Project would result in an overall decrease in demand for potable water, the proposed Project would result in a less than significant impact to water supply and water treatment facilities. No mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>46. Sewer</b>				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, EIR 411, Addendum No. 1, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be less than significant (assuming mandatory compliance with conditions of approval requiring the construction of water infrastructure to serve the proposed Project). The proposed Project would involve the elimination of 10.0 acres of elementary school uses, and would result in an overall reduction in dwelling units allowed on-site by 421 units as compared to the project that was evaluated as part of EIR 411. Utilizing the same calculations provided in EIR 411, the proposed Project would result in a demand for approximately 626,570 gpd of wastewater treatment, which is substantially less than the 754,490 gpd that was disclosed in EIR 411. Accordingly, since the proposed Project would result in an overall decrease in demand for wastewater treatment capacity, the proposed Project's impacts to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastewater treatment capacity and facilities would be reduced as compared to what was disclosed in EIR 411; therefore, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, EIR 411, Addendum No. 1, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures and/or mandatory compliance with the Project's conditions of approval. Mitigation measures identified in EIR 411 and conditions of approval associated with prior approvals would continue to apply to the proposed Project. SP312A1 proposes a slight reduction in the number of dwelling units allowed on-site, from 1,793 units (as approved pursuant to EIR 411) to 1,671 units, and also proposes to eliminate elementary school uses from Planning Area 19. This reduction in intensity on-site would result in a concomitant decrease in the demand for solid waste services as compared to the impacts evaluated in EIR 411 and Addendum No. 1. Accordingly, implementation of the proposed Project would not result in any new or increased impacts to solid waste services.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, EIR 411, Project application materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) through g) Impacts to utilities were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels with the incorporation of standard conditions of approval. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Conditions of approval imposed on SP 312 and the implementing tract maps would continue to apply to the proposed Project, if applicable. In addition, the Project proposes a slight reduction in dwelling units as compared to what was ultimately approved pursuant to EIR 411, from 1,793 to 1,671 dwelling units, which would result in a slight reduction in the Project's demand for utilities. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur.

**Mitigation:** No new mitigation measures beyond the conditions of approval identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

**Source:** EIR 411, Project application materials.

**Findings of Fact:**

a) Impacts to energy resources were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that significant impacts would not occur. In addition, the Project proposes a slight reduction in dwelling units as compared to what was ultimately approved pursuant to EIR 411, from 1,793 to 1,671 dwelling units, resulting in a concomitant reduction in demand for energy resources. Therefore, with incorporation of the mitigation measures specified in EIR 411, impacts to energy resources would not occur.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Source:** Staff review, Project Application Materials, EIR 411, Addendum No. 1.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials, EIR 411, Addendum No. 1

Findings of Fact: Cumulative impacts were evaluated as part of EIR 411 and Addendum No. 1, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR 411 and/or Addendum No. 1. The Project proposes a slight reduction in intensity as compared to the existing approved specific plan, and would therefore result in a slight reduction in cumulative effects as compared to the impacts evaluated and disclosed as part of EIR 411 and Addendum No. 1. Accordingly, the proposed Project would not result in new impacts to the environment that are individually limited, but cumulatively considerable.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- French Valley Specific Plan EIR (EIR 411), June 5, 2001 (SCH No. 1999041068).
- Addendum No. 1 to EIR 411 (Addendum No. 1) for Tentative Tract Map No. 30694, 30695, and 30696 (Spencer's Crossing), approved July 14, 2004

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

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

## VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

**VII. REFERENCES**

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

Cited As:

2010 Valley-Wide Master Plan	<i>Valley-Wide Recreation &amp; Park District Master Plan</i> . Valley-Wide Recreation & Park District, 2010.
Addendum No. 1	<i>Addendum No. 1 to EIR 411 for Tentative Tract Map No. 30694, 30695, and 30696 (Spencer's Crossing)</i> . Approved July 14, 2004.
Archaeological Monitoring Report	<i>Archaeological Monitoring for the Spencer's Crossing Phase 1 Project, City of Murrieta, Riverside County, California</i> . SWCA Environmental Consultants, August 2007.
Biological Assessment	<i>Biological Assessment for the French Valley Deve4lopment (File #199916574), Riverside County, CA</i> . Vandermost Consulting Services, Inc., May 5, 2004.
CARB Scoping Plan	<i>Climate Change Scoping Plan</i> . California Air Resources Board, December 2008.
CMP	<i>2010 Riverside County Congestion Management Program</i> . Riverside County Transportation Commission, March 10, 2010.
<i>CREED v. City of San Diego</i>	<i>CREED v. City of San Diego</i> (2011), Super. Ct. No. 37-2009-00085307-CU-MC-CTL.
Draft 2011 French Valley Airport Compatibility Map	<i>Draft French Valley Airport Land Use Compatibility Plan, Initial Study, and Negative Declaration</i> . Riverside County Airport Land Use Commission, October 2011. (Also available for review at: <a href="http://www.rcaluc.org/plan_french_valley2011.asp">http://www.rcaluc.org/plan_french_valley2011.asp</a> )
Drainage Study for TR No. 32289M1	<i>Preliminary Technical Drainage Study, Tentative Tract Map 32289, Minor Revision 1</i> . RBF Consulting, October 5, 2012
Drainage Study for TR No. 36418	<i>Preliminary Drainage Report, Tract 36418, French Valley</i> . Thielmann Engineers, July 1, 2012.
EIR 411	<i>French Valley Specific Plan EIR</i> (EIR 411, SCH No. 1999041068). Certified June 5, 2001.
Focused Burrowing Owl Survey	<i>Results of Nesting Season Focused Protocol Surveys for the Western Burrowing Owl (Athene cucicularia hypugaea) for the 608-Acre Spencer's Crossing Specific</i>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Plan Property.* Glenn Lukos Associates, March 24, 2005.

Focused Traffic Analysis	<i>JN: 08225 Spencer's Crossing (e-mail to County Transportation Department) and associated exhibits.</i> Urban Crossroads, July 16, 2012.
General Plan	<i>County of Riverside General Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.
General Plan EIR	<i>County of Riverside General Plan Final Program Environmental Impact Report,</i> Riverside County Transportation and Land Management Agency, October 2003.
Geology/Soils Report Update	<i>Update Soils Engineering and Engineering Geology Report, Tract 32289 and 36418, Spencer's Crossing, Riverside County, California, BGR 110024.</i> Leighton and Associates, Inc., July 20, 2012.
GHG Analysis	<i>French Valley Specific Plan No. 312 Amendment #1 Greenhouse Gas Analysis.</i> Urban Crossroads, September 25, 2012.
GIS Database	Riverside County Land Information System (accessed December 7, 2011). <a href="http://www3.tlma.co.riverside.ca.us/pa/rcrlis/index.html">http://www3.tlma.co.riverside.ca.us/pa/rcrlis/index.html</a>
Murrieta General Plan	<i>Murrieta General Plan 2035.</i> City of Murrieta, California, February 2011. Available on-line at: <a href="http://www.murrieta.org/cityhall/cd/planning/docs/general.asp">http://www.murrieta.org/cityhall/cd/planning/docs/general.asp</a>
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand. March 14, 2000.
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance. March 18, 1986 (Amended November 8, 1994).
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.
PSE Geotechnical Report	<i>Preliminary Geotechnical Investigation, Tentative Tract No. 32289, Spencer's Crossing Project, French Valley Area, Riverside County, California.</i> Pacific Soils Engineering, Inc., September 20, 2004.
SCAQMD AQMP	<i>Final 2007 Air Quality Management Plan.</i> South Coast Air Quality Management District, June 2007.
SCAQMD CEQA Air Quality Handbook	<i>CEQA Air Quality Handbook.</i> South Coast Air Quality Management District. April 1993, with November 1993 Update.
SWAP	<i>Southwest Area Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.
TR 30696	<i>As-Graded Report of Rough Grading Lot 100, Tract 30696-4, Spencer's</i>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Geotechnical Report	<i>Crossing Subdivision, Riverside County, California.</i> Leighton and Associates, Inc., August 30, 2007.
TR No. 32289M1 Noise Analysis	<i>Spencer's Crossing (TTM No. 32289) Preliminary Noise Study.</i> Urban Crossroads, August 3, 2012.
TR No. 36418 Noise Analysis	<i>PA 19 – French Valley Specific Plan Amendment #1 Preliminary Noise Study.</i> Urban Crossroads, August 7, 2012.
Trip Generation Assessment	<i>French Valley Specific Plan Trip Generation Assessment.</i> Urban Crossroads, July 25, 2011.
U.S.D.A. Soil Conservation Service Soil Surveys	<i>Soil Survey, Western Riverside Area California.</i> United States Department of Agriculture, 1971.
WQMP for TR 32289M1	<i>Project Specific Preliminary Water Quality Management Plan for Spencer's Crossing, Tract No. 32289.</i> RBF Consulting, October 5, 2012.
WQMP for TR 36418	<i>Project Specific Water Quality Management Plan for Tr. 36418.</i> Thielmann Engineers, July 13, 2012.
WRC-MSHCP	<i>Western Riverside County Multiple Species Habitat Conservation Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.

**French Valley Specific Plan (SP 312)  
List of Assessor's Parcel Numbers**

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480610043, 963450016, 963450018, 963450017, 963450015, 480100077, 480100070,  
480100068, 480100074, 480100065, 480100071, 480100065, 480100058, 480100059,  
480100069, 480100056, 480100073, 480100067, 480100057, 480490015, 480490014,  
480511027,

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 SPA - Replace all previous

RECOMMND

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

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 312A1 shall include the following:

a. Specific Plan Document, which shall include:

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

b. Final Environmental Impact Report No. 411 Document, which must include, but not be limited to, the following items:

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

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10. GENERAL CONDITIONS

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

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4                    SP - Definitions                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 312A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 312, Amendment No. 1.

CHANGE OF ZONE = Change of Zone No. 7769.

EIR = Environmental Impact Report No. 411 and all addenda.

10. EVERY. 5                    SP - Ordinance Requirements                    RECOMMND

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

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

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

10. EVERY. 7                    SP - HOLD HARMLESS                    RECOMMND

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

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

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

10. EVERY. 8 SPA - Amendment Description

RECOMMND

This Specific Plan Amendment No. 1 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312, SP312A1) amends the Specific Plan's land use plan to accomplish the following:

a) modify Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 to reflect changes proposed by two tentative tract maps (TR 36418 and TR 32289M1); b) create a new planning area, Planning Area 34, adjacent to Keller Road; c) in all other planning areas, adjust the planning area boundaries, range of residential lot sizes, and/or number of permitted residential lots to bring the Specific Plan into full consistency with previously approved subdivision maps; and d) modify the Specific Plan's boundary to remove a 2.1-acre area that was annexed into the City of Murrieta in 2007 (LAFCO Action 2007-35-3). In addition, SP312A1 modifies the nomenclature used for land use designations throughout the Specific Plan to be consistent with nomenclature used in the adopted Riverside County General

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10. GENERAL CONDITIONS

10. EVERY. 8 SPA - Amendment Description (cont.)

RECOMMND

Plan.

Overall, SP312A1 decreases the total acreage within the Specific Plan boundaries by 2.1 acres from 607.8 to 605.7; decrease the residential acreage within the Specific Plan area from 456.7 to 448.4 acres; and reduce the total number of residential dwelling units permitted within the community from 1,793 to 1,671, as compared to approved Substantial Conformance No. 1. SP312A1 also proposes to reduce the acreage reserved for schools from 20.4 acres to 10.4 acres, increase the acreage reserved for parks from 17.1 acres to 37 acres, and reduce the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres.

Specifically, SP312A1 provides the following modifications to the Specific Plan's approved land use plan (based on approved Substantial Conformance No. 1):

Proposed SP312A1 Changes Associated with Proposed TR 32289M1

-The authorized number of dwelling units and land use designation for Planning Area 15 are modified to reflect proposed TR32289M1. The number of dwelling units allowed within Planning Area 15 would be reduced from four (4) to zero (0) and the land use designation for this planning area would be changed from "Low Residential" to "Open Space-Recreation." SP312A1 proposes that Planning Area 15 may be developed with a pedestrian pathway, landscaping, and/or water quality detention basin. The acreage for Planning Area 15 is unchanged from the approved Substantial Conformance No. 1.

-The land use designation for Planning Area 16 is changed from "Low Density" residential uses to "Open Space - Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. The acreage for Planning Area 16 is unchanged from the approved Substantial Conformance No. 1.

-The land use designation for Planning Area 18A is changed from "Low Density" residential uses to "Open Space - Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. In

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10. GENERAL CONDITIONS

10. EVERY. 8 SPA - Amendment Description (cont.) (cont.) RECOMMND

addition, the acreage for Planning Area 18A would be reduced from 12.8 acres to 12.4 acres.

-The number of dwelling units in Planning Area 18B is reduced from 34 to 32 to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size to Planning Area 18B is unchanged from the approved Substantial Conformance No. 1.

Proposed SP312A1 Changes Associated with Proposed TR 36418

-The land use for Planning Area 19 is changed from public facility (school) uses to residential land uses. Planning Area 19 provides for the target development of 50 dwelling units on minimum 5,000 s.f. lots at a maximum density of 5.0 dwelling units per acre. The land use designation for this area is "Medium-High Density Residential." The acreage for Planning Area 19 is unchanged from the approved Substantial Conformance No. 1.

In addition, SP312A1 changes to the Specific Plan's land use plan to reflect approved subdivision maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and/or current County General Plan nomenclature.

BS GRADE DEPARTMENT

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

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

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

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

SPECIFIC PLAN Case #: SP00312A1

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP#312 A1 - COMMENTS                    RECOMMND

All tracts and parcel maps subject to Specific Plan#312 Amendment#1 (SP#312 A1) shall be required to obtain Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It shall be the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic systems and/or wells shall be properly removed/abandoned under permit with the Department of Environmental Health (DEH). Moreover, all planning cases subject to SP#312 A1 shall be required to submit an Environmental Assessment Phase 1 Study to DEH for review and acceptance.

The use of reclaimed water shall be utilized wherever appropriate for irrigation to reduce overall water demand on EMWD's potable water supply.

As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, all projects subject to SP#312 A1 shall provide adequate areas for collection and loading recyclable materials in public facilities, commercial/retail projects, business areas, and single family residential areas, where solid waste is collected and loaded in a location which serves five or more units.

10.E HEALTH. 2                    INDUSTRIAL HYGIENE-NOISE STUDY                    RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "PA 19- French Valley Specific Plan  
Amendment #1, Preliminary Noise Study,  
County of Riverside, California"  
dated Aug 7, 2012 JN: 08009-03



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10. GENERAL CONDITIONS

10.E HEALTH. 2

INDUSTRIAL HYGIENE-NOISE STUDY (cont.)

RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, SP#312 A1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 22, 2012 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 2

SP FLOOD HAZARD RPT 1/31/13

RECOMMND

This is a proposal is to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposed to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The site is located in French Valley area, east of Briggs Road, west of Highway 79 and Leon Road, and south of Keller Road. This development is associated with SP312 and TR32289M1. This development is being processed concurrently with TR32289M1, TR36418, and CZ7769 which are affected by the amendment.

The District review is predominantly focuses on TR32289M1 and TR36418 since the SP amendments are based on these tracts and the remaining tracts have been conditioned and/or developed.

TR32289M1 and TR36418 drain south to an adjacent natural watercourse which is within the State Department of Water Resources (DWR) awareness floodplain which is adopted into the Country's Floodplain Management Ordinance 458. Portions of the easterly boundary appear to be within the floodplain. The floodplain limits shall be delineated and the tracts shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

The proponent of the project must be aware of the following:

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 SP FLOOD HAZARD RPT 1/31/13 (cont.)

RECOMMND

a) If any watercourse is to remain natural, it should be mapped as a 100 year floodplain. No encroachment into the floodplain should be allowed.

b) Proposed drainage systems must be designed to collect the 100-year offsite and onsite storm runoff and convey it to an adequate outlet.

c) The District would make detailed recommendations at the time individual developments proposals are received by the District.

The SP discusses, in general terms, a few regional BMPs to serve the entire project. However, a project specific WQMP addressing water quality impacts shall accompany each development proposal at the time the proposal is submitted to the County. Projects shall comply with construction and post-construction water quality requirements in effect at the time.

The project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the Board of Supervisors. These fees will be included in the conditions of approval once development proposal(s) are submitted to the County for processing.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEOLOGIC STUDY

RECOMMND

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

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, tsunami, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEOLOGIC STUDY (cont.)

RECOMMND

exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$2063.46 for the 607.8-acre proposed project). All reports (2-wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

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

10.PLANNING. 2 SP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. 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

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10. GENERAL CONDITIONS

10.PLANNING. 2 SP - LOW PALEO (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2                    SP - LOW PALEO (cont.) (cont.)                    RECOMMND

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                    SP - MAINTAIN AREAS & PHASES                    RECOMMND

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

10.PLANNING. 4                    SP - NO P.A. DENSITY TRANSPER                    RECOMMND

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

10.PLANNING. 5                    SP - ALUC LETTER                    RECOMMND

The following requirements come from a letter by the ALUC Dated June 28, 2012.

- Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.

- The following uses shall be prohibited:

a.Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b.Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - ALUC LETTER (cont.)

RECOMMND

straight final approach towards a landing at an airport.

c.Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.

d.Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e.Children's schools, hospitals, and nursing homes.

- A specific notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice. See project file or ALUC for a copy of said notice.

4.Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

In the event that the requirements of this condition cannot be met, the permittee shall work with the Riverside County Economic Development Agency - Aviation Division and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

SP - SP312A1/TS CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted by Robert Kahn, John Kain & Associates 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 study indicates that it is possible to achieve a Level of Service 'D' for the following intersections (some of which will require additional construction and/or payment of fees for fair share mitigation for mitigation at the time of development):...

I-215 Fwy SB Ramps (NS)/Scott Road (EW)  
I-215 Fwy SB Ramps (NS)/Clinton Keith Road (EW)  
I-215 Fwy NB Ramps (NS)/Scott Road (EW)  
I-215 Fwy NB Ramps (NS)/Clinton Keith Road (EW)  
Antelope Road (NS)/Scott Road (EW)  
Antelope Road (NS)/Clinton Keith Road (EW)  
Menifee Road (NS)/Scott Road (EW)  
Meadowlark Road (NS)/Clinton Keith Road (EW)  
Los Alamos Road (NS)/Clinton Keith Road (EW)  
Briggs Road (NS)/Scott Road (EW)  
Briggs Road (NS)/Keller Road (EW)  
Briggs Road (NS)/Baxter Road (EW)  
Briggs Road (NS)/Leon Road (EW)  
Leon Road (NS)/Scott Road (EW)  
Leon Road (NS)/Keller Road (EW)  
Leon Road (NS)/Baxter Road (EW)  
Leon Road (NS)/Clinton Keith Road (EW)  
Auld Road (NS)/Clinton Keith Road (EW)  
Winchester Road - SR-79 (NS)/Scott Road (EW)  
Winchester Road - SR-79 (NS)/Keller Road (EW)  
Winchester Road - SR-79 (NS)/Baxter Road (EW)  
Winchester Road - SR-79 (NS)/Thompson Road (EW)  
Winchester Road - SR-79 (NS)/Benton Road (EW)  
Winchester Road - SR-79 (NS)/Auld Road (EW)

The General Plan circulation policies relative to the southwest Area Community Plan (SWAP) require a minimum of Level of Service 'D'. 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

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP312A1/TS CONDITIONS (cont.)

RECOMMND

are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

FLOOD RI DEPARTMENT

20.FLOOD RI. 1 SP ADDITIONAL REVISIONS REQD

RECOMMND

Within 60 days or prior to the County approval of the final SPECIFIC PLAN document (as required by 20.PLANNING.2), additional edits are required to be incorporated. The SP document shall be edited based on Exhibit W submitted to planning.

It is the District's opinion that these items can be incorporated into the Draft SP prior to release for public review and thus are not issuing a denial for the project at this time. If these changes have not been included in the Draft SP during the public review process, corrections will be issued.

PARKS DEPARTMENT

20.PARKS. 1 SP - REVISED TRAIL EXHIBITS

RECOMMND

Within 30 days of adoption of the SPECIFIC PLAN, the following modifications shall be incorporated into the final SPECIFIC PLAN document:

Revise Figure III.A-3 and Figure III.B-10 exhibits with the Decomposed Granite Trail proposed in PA 18 to be 4' to 7' wide to meet minimum Regional Park and Open-Space District standards.

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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



07/16/13  
07:32

Riverside County LMS  
CONDITIONS OF APPROVAL

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for review, approval and distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

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

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 EPD - BUR OWL PRECONSTRUCTION

RECOMMND

Within 30 days prior to issuance of any grading permit within SP00312A1 a preconstruction survey for burrowing owls must be conducted by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

30.EPD. 2 EPD - NESTING BIRD SURVEY

RECOMMND

If any grading withint he area of SP00312A1 is to occur during the nesting season (Feb 1-Aug 31) a nesting bird survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PHASE IV CULTURAL REPORT

RECOMND

Prior to approval of any implementing project, the following condition shall be placed on that project:

"PRIOR TO GRADING PERMIT FINAL: the developer/holder shall prompt the Project Cultural Resources Professional to submit two (2) wet-signed copies 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 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 determining the report and mitigation is adequate, the County Archaeologist shall clear this condition."

30.PLANNING. 2 SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

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

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

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

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

30.PLANNING. 3

SP - TRIBAL MONITORING

RECOMMND

As a result of tribal consultation with the Temecula Band of Luiseno Mission Indians (Pechanga) and the

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30.PLANNING. 3

SP - TRIBAL MONITORING (cont.)

RECOMMND

Soboba Band of Luiseno Mission Indians, tribal observation during mass or rough grading is requested by the tribes. A tribal observation agreement was required for the original specific plan approval for this project and that requirement is recognized for this amendment. The Soboba Band requests to be allowed access to observe only.

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

The Tribal Observer from the Temecula Band of Luiseno Mission Indians (Pechanga) and from the Soboba Band of Luiseno Mission Indians shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring by the Project Archaeologist. The Pechanga Tribal Observer 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 Project Archaeologist.

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

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology, and shall coordinate with the County, the Tribes, and developer/permit holder throughout the process.

2) Tribal observation does not replace any required Cultural

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30.PLANNING. 3                    SP - TRIBAL MONITORING (cont.) (cont.)                    RECOMMND

Resources monitoring, but rather serves to facilitate tribal consultation for the Tribe's interests only.

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

4) The developer/permit holder shall 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 holder, 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 holder 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.

5) 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 holder is responsible for all costs.

30.PLANNING. 3                    SP - IF HUMAN REMAINS FOUND                    RECOMMND

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

"IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 3 SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist."

30. PLANNING. 4 SP - ARCHAEOLOGICAL MONITORING

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified 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 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.

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - ARCHAEOLOGICAL MONITORING (cont.)                    RECOMMND

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

30.PLANNING. 5                    SP - M/M PROGRAM (GENERAL)                    RECOMMND

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

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

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

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

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

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

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

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.] [the issuance of the 1500th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements. The County may begin revocation hearings if this requirement is not met.

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

30.PLANNING. 9 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

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

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

30.PLANNING. 10 SP - ACOUSTICAL STUDY REQD

RECOMMND

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - ACOUSTICAL STUDY REQD (cont.)

RECOMMND

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

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

30.PLANNING. 12 SP - ARCHAEO STUDY REQD

RECOMMND

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

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

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

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

30.PLANNING. 13 SP - BIOLOGICAL STUDY REQD

RECOMMND

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

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - BIOLOGICAL STUDY REQD (cont.)

RECOMMND

condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 14 SP - ADDENDUM EIR

RECOMMND

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

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

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

30.PLANNING. 15 SP - EA REQUIRED

RECOMMND

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - EA REQUIRED (cont.)

RECOMMND

this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

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

30.PLANNING. 16 SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 17 SP - SUBSEQUENT EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - SUBSEQUENT EIR (cont.)

RECOMMND

EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED

RECOMMND

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

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

1. The implementing project adds any area to, or deletes

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

area from, the SPECIFIC PLAN;

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

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

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

30.PLANNING. 21 SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within Planning Areas 26, 31, 32 or 33 the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 22 SP \*- PA PROCEDURES

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

permit applications (plot plans, conditional use permits, or public use permits):

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

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

30.PLANNING. 23 SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23                    SP - COMMON AREA MAINTENANCE (cont.)                    RECOMMND

approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

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

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

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

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

of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

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

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

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

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

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

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

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

any, this Declaration shall control."

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

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM RECOMMND

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

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

30.PLANNING. 27 SP - PALEO M/M PROGRAM RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - GENERIC M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within Planning Areas 23, 22, 14, 2d, 13, 12, 17a, 17b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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

30.PLANNING. 30 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 22, 23, 2d, 3c, 14, 13, 19, 17a, 12, 17b, 3b, 2b, 11, 3a, 8, 7, 6, or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - ACOE CLEARANCE (cont.)

RECOMMND

implementing project:

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

30.PLANNING. 31 SP\* - SKR FEE CONDITION

RECOMMND

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

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

30.PLANNING. 32 SP\* - ENTRY MONUMENTATION

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP\* - ENTRY MONUMENTATION (cont.)

RECOMMND

on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit \_\_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_."

30.PLANNING. 33 SP - POST GRADING REPORT

RECOMMND

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

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

30.PLANNING. 34 SP - SCHOOL MITIGATION(1)

RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Meniffee Union School District (all projects north of Baxter) shall be mitigated in accordance with state law."

30.PLANNING. 35 SP - GEO STUDY REQUIRED

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - GEO STUDY REQUIRED (cont.)

RECOMMND

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

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

30.PLANNING. 36 SP - PARK DEDICATION 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 18A and 15 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association may take dedication and the County shall approve the park plans.

30.PLANNING. 37 SP - PARK CONSTRUCTION 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 18A, 18B, 17A, or 17b:

PRIOR TO THE 100th BUILDING PERMIT FINAL INSPECTION the park for Planning Area 18A and 15 shall be constructed and fully operational.

30.PLANNING. 38 SP - PARKS DEDICATION 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 32, or 33:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - PARKS DEDICATION 4 (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS the park site for Planning Area 34 shall be dedicated to the Valley Wide Parks and Recreation District, and all conceptual plans for the future park shall be approved. If the Parks District indicates that they will not accept the park site for dedication, a Home Owners Association and/or a CSA and/or the Transportation Department may take dedication and the County shall approve the park plans.

30.PLANNING. 39 SP - PARKS CONSTRUCTION 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project for any project within Planning Areas 32, or 33:

PRIOR TO THE 55th BUILDING PERMIT FINAL INSPECTION in Planning Areas 33 and 32 (together) the park for Planning Area 34 shall be constructed and fully operational.

30.PLANNING. 40 SP - ALUC REVIEW REQ

RECOMMND

Prior to the approval of any implementing project within planning areas 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 17, or 18 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, this project shall be reviewed and approved by the Riverside County Airport Land Use Commission (ALUC). The conditions of approval of the ALUC shall be incorporated into the conditions of approval of this implementing project.

This condition may be considered as MET once the ALUC has issued recommendations on this project. Alternatively, this condition may be considered as NOT APPLICABLE if this implementing project is not within the Planning Areas as described above. This condition may not be DEFERRED."

30.PLANNING. 41 SP - SCHOOL MITIGATION 2

RECOMMND

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - SCHOOL MITIGATION 2 (cont.)

RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Perris High School Union School District shall be mitigated in accordance with State Law."

30.PLANNING. 42 SP - ARCHAEO PRESERVATION PLAN

RECOMMND

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

50.PLANNING.

"Prior to recordation of a map, an Archaeological Site Preservation Plan for site CA-RIV-6505 is required due to its cultural and archaeological importance. The plan shall be developed by a County Approved Archaeological/Cultural Resources Consultant who shall coordinate with the Pechanga Band of Luiseno Indians to provide input for the development of the plan. The County Archaeologist shall review and approve or deny the plan. The County Archaeologist, as appropriate, may seek input from the consultant, the applicant, and the Tribe throughout the process prior to issuing an approval of the plan. A CD and wet signed paper copy of the plan must be submitted. Upon acceptance of the plan and receipt of the final requested documentation, as determined by the County Archaeologist, this condition can be cleared by the County Archaeologist."

20.PLANNING.

"Prior to any ground disturbances in the vicinity of CA-RIV-6505, an Archaeological Site Preservation Plan for this site is required due to its cultural and archaeological importance. The plan shall be developed by a County Approved Archaeologist/Cultural Resources Consultant who shall coordinate with the Pechanga Band of Luiseno Indians to provide input for the development of the plan. The County Archaeologist shall review and approve or deny the plan. The County Archaeologist, as appropriate, may seek input from the consultant, the applicant, and the Tribe throughout the process prior to issuing an approval of the plan. A CD and wet signed paper copy of the plan must be submitted. Upon acceptance of the plan and receipt of the final requested documentation, as determined by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42            SP - ARCHAEO PRESERVATION PLAN (cont.)            RECOMMND

County Archaeologist, this condition can be cleared by the County Archaeologist."

30.PLANNING. 43            SP - SCHOOL MITIGATION(2)            RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Murrieta Valley Unified School District (south of Baxter) shall be mitigated in accordance with state law."

TRANS DEPARTMENT

30.TRANS. 1                SP - SP312A1/IMPROVEMENTS            RECOMMND

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

30.TRANS. 2                SP - SP312A1/WRCOG TUMF            RECOMMND

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

30.TRANS. 3                SP - SP312A1/TS REQUIRED            RECOMMND

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 312A1 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 4                SP - SP312A1/INSTALLATION            RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP312A1/INSTALLATION (cont.)

RECOMMND

Department:

Clinton Keith Road (NS)/Leon Road (EW)  
Briggs Road (NS)/Baxter Road (EW)  
Spencer's Crossing Parkway (NS)/Baxter Road (EW)  
Spencer's Crossing Parkway (NS)/Keller Road (EW)  
Leon Road (NS)/Street "A" (EW)  
Leon Road (NS)/Keller Road (EW)

30.TRANS. 5 SP - SP312A1/R & B B D

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

PROPOSED

30.TRANS. 6 SP - SP312A1/GEOMETRICS

RECOMMND

The intersection of Leon Road (NS) and Clinton Keith Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Briggs Road (NS) and Baxter Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Spencer's Crossing Parkway (NS) and Baxter Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Spencer's Crossing Parkway (NS) and Keller Road (EW) shall be improved to provide the following

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP312A1/GEOMETRICS (cont.)

RECOMMND

geometrics:

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

The intersection of Leon Road (NS) and Street "A" (EW) shall be 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, one right-turn lane
- Westbound: N/A

The intersection of Leon Road (NS) and Keller Road (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane,  
one right-turn lane
- Westbound: one left-turn lane, one through lane

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.

30.TRANS. 7

SP - SP312A1/SETTLEMENT AGR

RECOMMND

The applicant shall comply with the Settlement Agreement between Spencers Crossing, LLC and the City of Temecula.

The applicant shall provide evidence of compliance to the Transportation Department at the time of application.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1                    SP - PARK DEDICATION 1                    MET

PRIOR TO THE ISSUANCE OF THE 380th building permit within the SPECIFIC PLAN, the area known as Planning Area 8 shall be dedicated to the Valley-Wide Recreation and Parks District, as outlined in their letter dated 10/6/2000.

\*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 2                    SP - PARK CONSTRUCTION 1                    MET

PRIOR TO THE ISSUANCE OF THE 430th building permit within the SPECIFIC PLAN, the park designated as Planning Area 8 shall be constructed and fully operable.

\*This condition has been carried over from the first SPECIFIC PLAN conditions. It has been satisfied and set to MET.

100.PLANNING. 3                    SP - PARK DEDICATION 2                    RECOMMND

PRIOR TO THE ISSUANCE OF THE 800th building permit within the SPECIFIC PLAN, the area known as Planning Area 22 shall have been dedicated to Valley-Wide Recreation and Parks District, as outlined in their letter dated October 6, 2000.

100.PLANNING. 4                    SP - PARK CONSTRUCTION 2                    RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,050th building permit within the SPECIFIC PLAN, or prior to a building permit issuance in Planning Areas 20/21, 25, 24, 23 or 14, the park designated as Planning Area 22 shall be constructed and fully operable.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 10.06 acres into 50 residential lots, 1 utility lot (basin), and 3 open space lots.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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## 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. 36418 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36418, Amended No. 1, dated 9/4/12.

EXHIBIT W = Tentative Tract Map No. 36418 Wall and Fence Plan dated 9/4/12.

EXHIBIT L = Tentative Tract Map No. 36418 Landscape Plans dated 9/4/12.

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.

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 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



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10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

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

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

10.BS GRADE. 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.

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10. GENERAL CONDITIONS

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 & 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.

E HEALTH DEPARTMENT

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

Tract Map#36418 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

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/or vector nuisances.

10.E HEALTH. 3                   INDUSTRIAL HYGIENE-NOISE STUDY                   RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "PA 19- French Valley Specific Plan  
Amendment #1, Preliminary Noise  
Study, County of Riverside, California"  
dated Aug 7, 2012 JN:08009-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36418 & SP 312 A1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 22, 2012 c/o Steve Hinde, REHS. CIH (RivCo Industrial Hygienist).

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

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 \_ 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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 10/10/12

RECOMMND

Tract Map No. 36418 is a proposal for a Schedule A subdivision of 10-acres into 56 residential lots, one (1) utility lot, and one (1) open space lot. The site is a designated school site under the currently approved SP312. The site is located in French Valley area, east of Briggs Road, west of Highway 79 and Leon Road, and south of Keller Road. This development is associated with SP312 and TR32289. TR30433 and TR32290 are adjacent to the north.

The site receives offsite runoff of approximately 13 acres along the north boundary. The site drains south to an adjacent natural watercourse which is within the State Department of Water Resources (DWR) awareness floodplain which is adopted into the Country's Floodplain Management Ordinance 458. A portion of the easterly boundary appears to be within the floodplain.

The developer proposes to avoid encroaching into the floodplain and leave it as open space with no maintenance and/or clearing of growth expected. The proposed condition floodplain studies were analyzed in the "Preliminary Drainage Report, Tract 36418 French Valley", dated July 1, 2012 (received September 6, 2012). This floodplain delineation serves to determine impacts to adjacent property as a result of the project and to determine limits of encroachment. The proposed condition floodplain limits determined in the floodplain analysis are based on the long-term proposed condition with impacts after vegetation is established and not maintained (Manning's n value = 0.1). The study uses a flowrate of 792 cubic feet per second (cfs) as identified in the approved "Drainage Study for Spencer's Crossing Phase I Infrastructure Storm Drain Tracts 30694, 30695 & 30696", RBF Consulting, dated February 2006. However the 100-year water surface elevations and water surface difference between pre- and post-conditions, differs between the two studies. The floodplain modeling is adequate for the tentative stage of development, but a more refined study (which includes maximum velocity calculations) shall be submitted at the plan check stage. The tract shall be designed to avoid encroachment into the floodplain, based on a refined study to be provided at the improvement plan stage; thus manufactured fill slopes and lots shall be kept clear of the floodplain.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 10/10/12 (cont.)

RECOMMND

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a sand filter basin is proposed. However, treatment control Best Management Practices (BMPs) will be required to offset the development's Hydrologic Conditions of Concern (HCOC)/water quality impacts (Vbmp) and increased runoff volume. The basin shall be sized to address the sum of the two volumes. As shown, the water quality basin may not have enough volume to accommodate both water quality and HCOC volumes. Additionally, based on the submitted exhibits, it is not clear whether there are portions of the basin is within the floodplain. The tract design appears to avoid encroachment into the floodplain, thus manufactured slopes and lots shall be kept clear of the floodplain. The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. However, additional details will be required at the time improvement plans are submitted. This may require additional area for the basin than currently proposed.

The applicant is advised that this project could be required to comply with Hydromodification Management Plan (HMP) provisions if the tract does not develop prior to the implementation of the latest Santa Margarita MS4 permit.

This site is located within the bounds of the Warm Springs Valley/Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS (cont.)                    RECOMMND

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. 12                    MAP INCREASED RUNOFF                    RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA                    RECOMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY

RECOMMND

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

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM

RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.



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Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.FLOOD RI. 17                      MAP SUBMIT FINAL WQMP>PRELIM (cont.)                      RECOMMND

rojects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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

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

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - IF HUMAN REMAINS FOUND                      RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2                    MAP - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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

10.PLANNING. 3                    MAP - LOW PALEO                    RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LOW PALEO (cont.)

RECOMMND

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. 4 MAP - GEO02294

RECOMMND

County Geologic Report (GEO) No. 2294 submitted for this project (TR32289 & TR36418) was prepared by Leighton and Associates, Inc. and consists of the following reports:

"Update Soils Engineering and Engineering Geology Report, Tract 32289, Spencer's Crossing, Riverside County, California, BGR110024", dated August 11, 2011.

"Update Soils Engineering and Engineering Geology Report, Tract 32289 and TR36418, Spencer's Crossing, Riverside County, California, BGR110024", dated July 20, 2012.

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10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - GEO02294 (cont.)

RECOMMND

GEO No. 2294 concluded:

1.No known active faults exist at the subject site. The Temecula segment of the Elsinore Fault Zone is the nearest active fault to the site, located about 11.5 km southwest of the site.

2.The potential for liquefaction is considered to be very low on the site.

3.The potential for seismically-induced landsliding is considered to be very low at the site.

4.Proposed fill and cut slopes are considered grossly and surficially stable as proposed.

5.The potential for sieches or tsunamis is considered non-existent.

6.Undocumented fill and/or rock stockpiles have been placed on the tract map sites.

GEO No. 2294 recommended:

1.Complete removal of construction debirs and all undocumented fill soils.

2.The seismic design parameters presented in Leighton and Associates July 20, 2012 should be used for both Tracts.

3.The project geotechnical consultant should review all grading plans associated with this project.

4.The project geotechnical consultant should inspect and approve all site grading operations, including unsuitable soil removal, oversized rock disposal, cuts and fills.

GEO No. 2294 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2294 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety

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10. GENERAL CONDITIONS

10.PLANNING. 4                    MAP - GEO02294 (cont.) (cont.)                    RECOMMND

Department upon application for grading and/or building permits.

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.

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 10 feet.
- c. The side yard setback is 5 feet (or as specified in the SPECIFIC PLAN Zoning Ord).
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 45 feet.
- g. The maximum height of any building is 45 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 5000 square feet/acres.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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10. GENERAL CONDITIONS

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

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, 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.

In the event Riverside County Ordinance No. 810 is

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10. GENERAL CONDITIONS

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

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 and gate entry plan.

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



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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.

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. 20                   MAP - LC LANDSCAPE REQUIREMENT                   RECOMMND

The developer/ permit holder shall:

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI

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10. GENERAL CONDITIONS

10.TRANS. 5                      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. 6                      MAP - OFF-SITE PHASE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE                      RECOMMND

BS GRADE DEPARTMENT

20.BS GRADE. 1                      MAP - STOCKPILE REMEDIATION                      RECOMMND

Within 180 days of map recordation, the applicant/developer shall obtain a grading permit for the stockpile removal and site remediation.

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 or by the State. 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.

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.

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

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

MET

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    RECOMMND  
plan check fee deposit.

50.FLOOD RI. 3                    MAP ONSITE EASE ON FINAL MAP                    RECOMMND  
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5                    MAP WRITTEN PERM FOR GRADING                    RECOMMND  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or 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. 8                    MAP WRM SPRG VLLY/MC 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 Warm Springs Valley/Murrieta Creek 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                    MAP WRM SPRG VLLY/MC ADP FEES (cont.)                    RECOMMND

County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

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

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

50.FLOOD RI. 11                    MAP FLOODPLAIN ANALYSIS                    RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n values = 0.1) and maximum velocity (Manning's n values of 0.1 and 0.025), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

50.FLOOD RI. 12                    MAP PERMISSION FOR WS RISE                    RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    RECOMMND

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

- 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 5000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until, Specific Plan No. 312A1, and Change of Zone No. 7769, have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS (cont.)                    RECOMMND

applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Vally Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12                    MAP - ECS SHALL BE PREPARED                    RECOMMND

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

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

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

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

50.PLANNING. 24                    MAP - ECS NOTE AIRPORT                    RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

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

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in 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.

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

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

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

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

or other document creating the assessment lien.

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

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

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

50.PLANNING. 35 MAP - LC LANDSCAPE COMMON AREA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:  
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any

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50. PRIOR TO MAP RECORDATION

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

amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

TRANS DEPARTMENT

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 Prairie Sun Way and Rockrose Lane and so noted on the final map.

50.TRANS. 3                        MAP - STRIPING PLAN                        RECOMMND

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

50.TRANS. 4                        MAP - STREET NAME SIGN                        RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

The street design and improvement concept of this project shall be coordinated with TR30696.

50.TRANS. 6                      MAP - SOILS 2                      RECOMMND

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

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

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

50.TRANS. 8                      MAP - LIGHTING PLAN                      RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 9                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

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

- (1) Landscaping along Prairie Sun Way, Rockrose Lane, and Baxter Road.
- (2) Streetlights.
- (3) Traffic signals located on Baxter Road at intersection of Jean Nicholas Road.
- (4) Graffiti abatement of walls and other permanent structures.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

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

RECOMMND

(5) Street sweeping,

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

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

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

50.TRANS. 10

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. 11

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11                    MAP - LANDSCAPING (cont.)                    RECOMMND

Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Baxter Road, Rockrose Lane and Prairie Sun Way.

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

50.TRANS. 12                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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

50.TRANS. 13                    MAP - IMP PLANS                    RECOMMND

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

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

50.TRANS. 14                    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. 15                    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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                    MAP - OFF-SITE INFO (cont.)                    RECOMMND

if not already accepted.

50.TRANS. 16                    MAP - DEDICATION                    RECOMMND

All interior streets are designated as a local road and shall be improved with 36' 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".

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

50.TRANS. 17                    MAP - EXISTING CURB & GUTTER                    RECOMMND

On existing curb and gutter, sidewalk, and/or drainage devices within County right-of-way, including sewer and water laterals on Baxter Road, shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html). If you have question, please call the Plan Check Section at (951) 955-6527.

Note: A 5' concrete sidewalk shall be constructed 9' from the curb line within the 18' parkway or as approved by the Director of Transportation.

50.TRANS. 18                    MAP - PART-WIDTH                    RECOMMND

Rockrose Lane and Prairie Sun Way along project boundary are designated as a collector road and shall be improved with 34' part-width AC pavement (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (on the project side) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A" (modified for sidewalk width and location).

Note: A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 15' parkway or as

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - PART-WIDTH (cont.)

RECOMMND

approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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

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

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

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

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

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

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

Where required, a notarized letter of permission from the affected property owners or easement holders shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR (cont.)                    RECOMMND

provided in instances where off site grading is proposed as part of the grading plan.

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

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

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

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

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

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

60.BS GRADE. 14                    MAP - STOCKPILE REMEDIATION                    RECOMMND

Prior to the issuance of a grading permit, mitigation measures for the remediation of the existing stockpiled material shall be included in the soils report and on the grading plan.

60.BS GRADE. 15                    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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E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV SITE ASSESSMENT PHASE 2

RECOMMND

A Phase II Environmental Site Assessment is required to be completed for pesticides or other hazardous materials (i.e. chromium) on property. The results must be reviewed by the Environmental Cleanup Program (ECP) to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact ECP at (951) 955-8980.

EPD DEPARTMENT

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

RECOMMND

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

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

60.EPD. 2 EPD - NESTING BIRD SURVEY

RECOMMND

If grading for TR36418 is to occur during nesting season (Feb 1 - Aug 31) a preconstruction survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

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FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.FLOOD RI. 6                      MAP PHASING                      RECOMMND

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

60.FLOOD RI. 7                      MAP WRM SPRG VLLY/MC ADP FEES                      RECOMMND

TR36418 is located within the limits of the Warm Springs Valley/Murrieta Creek 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.

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

60.FLOOD RI. 9                      MAP FLOODPLAIN ANALYSIS                      RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n value = 0.1) and maximum velocity (Manning's n values of 0.1 and 0.025), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLANS

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail plans, for the 6' walking trail within Lot 52, 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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CULTURAL RESOURCES P

RECOMMND

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

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

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    MAP - CULTURAL RESOURCES P (cont.)                    RECOMMND

the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 15                    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. 16                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 18                    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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.)

RECOMMND

which is anticipated to be 10.06 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. 19 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. 24 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. 26 MAP - SPECIAL INTEREST MONITOR

RECOMMND

As a result of past participation, the Temecula Band of Luiseno Mission Indians (Pechanga) shall be allowed to continue tribal observation for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Special Interest Monitor (SI Monitor) for this project. 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 SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder 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.

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 holder and SI Monitors throughout the process.
- 2)Special interest 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)This agreement shall not modify any condition of approval or mitigation measure.
- 4)The developer/permit holder 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 holder, 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 holder 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.
- 5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 3 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. 4 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 4 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustibile building material placed on an individual lot. Contact the Riverside County Fire Department to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1                      MAP-#50C-TRACT WATER VERIFICA (cont.)                      RECOMMND

inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

80.FLOOD RI. 3                      MAP WRM SPRG VLLY/MC ADP FEES                      RECOMND

TR36418 is located within the limits of the Warm Springs Valley/Murrieta Creek 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.

80.FLOOD RI. 4                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

80.FLOOD RI. 5                      MAP PERMISSION FOR WS RISE                      RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.



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80. PRIOR TO BLDG PRMT ISSUANCE

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 6' walking trail within Lot 52 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.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN

RECOMMND

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

80.PLANNING. 11 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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

The plot plan shall contain the following elements:

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

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