

TRACT MAP Tract #: TR36418

Parcel: 480-090-060

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

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

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

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

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

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SP.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 19 MAP- LC LANDSCAPE PLOT PLAN RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

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

2) When the Landscaping Plot Plan is located within a

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

80.PLANNING. 20 MAP- LC LANDSCAPE SECURITIES

RECOM D

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21

MAP - NOISE MITIGATION

RECOMMND

Prior to the issuance of building permits within TR 36418, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning) shall be provided;
- Window and door assemblies shall be free of cut outs and openings and shall be well fitted and sealed with weather stripping;
- Exterior walls shall have a minimum Sound Transmission Class (STC) rating of 46; and
- Roofs/ceilings shall utilize a minimum .-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP - WQMP BMP INSPECTION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

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

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

- 1. Precise grade inspection.
 - a. Precise Grade Inspection can include but is not limited to the following:
 - 1. Installation of slope planting and permanent irrigation on required slopes.
 - 2. Completion of drainage swales, berms and required drainage away from foundation.
 - b. Inspection of completed onsite drainage facilities
 - c. Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

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

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

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLERS

RECOMMND

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

90.FIRE. 2 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 MAP - VERIFICATION INSPECTION (cont.) RECOMMND

ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL
MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.)

RECOMMND

permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

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

90.FLOOD RI. 5 MAP CERTIFY BMP IMPLEMENTATION

RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL INSPECTION

RECOMMND

Prior to or in conjunction with building permit final inspection approvals, the applicant shall complete construction of the 6' walking trail within Lot 52 with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and Open-Space District.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - WALL REQUIRED

RECOMMND

The land divider/permit holder shall construct all walls and fences consistent with EXHIBIT W. Specifically, a six (6) foot high wall is required along Baxter, Rockrose Lane and Praire Sun Way with pilasters at least every 150 feet and at corners. Tube steel view fencing, 5'-6" tall, shall be used along the greenbelt. Side, rear and return fencing (non street facing) shall be either vinyl, tube steel, masonry block or combo block and tube steel. The required fence shall be subject to the approval of the County Department of Building and Safety.

90.PLANNING. 4 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 11 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.06 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - SKR FEE CONDITION (cont.)

RECOMMND

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

90.PLANNING. 14 MAP- LC LANDSCAPE INSPECT DEP

RECOMMND

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

90.PLANNING. 15 MAP- LC LANDSCAPE INSPECT REQ

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP- LC COMPLY W/LAND & IRR

RECOMMND

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

90.PLANNING. 17 MAP - NOISE MITIGATION

RECOMMND

Prior to the final building inspection within TR 36418, the developer shall construct at least a 5-foot tall noise barrier along the perimeter of all lots that abut Prairie Sun Way, Rockrose Lane, and/or Baxter Road. The noise barrier shall be located between the adjacent roadways and the exterior living areas. Where applicable, the barriers should wrap around the ends of the dwelling units to prevent flanking of noise into the Project site. The noise barriers shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:

- Masonry Block;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

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

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

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

RECOMMND

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

NOTE: The project gross acreage is 9.97 acres.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (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.
- (5) Street sweeping.

90.TRANS. 6

MAP - 80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL MAINTENANCE

RECOMMND

Prior to the issuance of the 25th building permit, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted to merge lots 181-183, 184-197 and 214-216 as shown in the original map approval. The revised map is a Schedule A subdivision of 81.87 acres into 179 residential lots with an average lot size of 8,471 (6,000 square foot minimum), 18 open space lots, and 2 detention basins.

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.

TENTATIVE MAP Tract #: TR32289M1

Parcel: 480-090-033

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. 32289M1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32289 Minor Change No. 1, Amended No. 1, dated 10/17/12.

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.

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & 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#32289 M1 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

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.

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

Any proposed retention basin must be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

FIRE DEPARTMENT

10.FIRE. 1 CONMAP-#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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 6/13/13 RECOMMND

Tract Map No. 32289 is a proposal to subdivide 81.8-acres into residential lots. The minor change proposes to merge lots 181-183, 184-197, and 214-217. There will be a total of 179 lots after all lots are merged, 19 total lots are being merged. The site is located French Valley area, on southeast corner of Baxter Road and Briggs Road and within SP 312. Tracts 30433 and TR32290 are adjacent to the north. This case is also associated with TR36418.

The majority of this site drains south to a natural watercourse, which is proposed to remain as open space. The floodplain limits have been approved with related Spencers Crossing Tracts 30696. It appears that the proposed grading will conform to the floodplain avoidance strategy proposed by the specific plan.

The site drains in two directions. The majority of this site drains south to a natural watercourse, which is proposed to remain open space. The northwest portion of the site drains to the west. A detention basin is proposed at each outlet point. Although calculations supporting the size of these basins have not been submitted, it appears

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 6/13/13 (cont.)

RECOMMND

that the basins are sufficient in size to mitigate the impacts of this development. A study will be required at plan check, and it may be necessary to make modifications to these basins at plan check. For the smaller basin (draining to the west), the District would accept an extended detention basin design per the criteria found in the Stormwater Quality Best Management Practice Design Handbook (July 24, 2006) to be reasonable mitigation for the smaller area (draining to the west) rather than the more rigorous design criteria used to design basins serving large areas.

The street and lot grading as shown would result in a net diversion to the south. The current development plan for TR 30433 to the north would balance this diversion. If this tract precedes TR30433, catch basins shall be added on Briggs Road in order to respect natural drainage patterns.

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. 2 MAP 10 YR CURB - 100 YR ROW

RECOMMND

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

10.FLOOD RI. 3 MAP 100 YR SUMP OUTLET

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

MAP PERP DRAINAGE PATTERNS

RECOMMND

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

10.FLOOD RI. 5

MAP COORDINATE DRAINAGE DESIGN

RECOMMND

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

10.FLOOD RI. 6

MAP OWNER MAINT NOTICE

RECOMMND

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

10.FLOOD RI. 14

MAP 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 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 under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 17 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP BMP MAINTENANCE & INSPECT (cont.)

RECOMMND

to the recordation of the map.

10.FLOOD RI. 18 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. 19 MAP INCREASED RUNOFF CRITERIA

RECOMMND

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.

Low Loss rates will be determined using the following:
1. Undeveloped Condition --> LOW LOSS = 90%

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RECOMMND

10. GENERAL CONDITIONS

10.FLOOD RI. 19

MAP INCREASED RUNOFF CRITERIA (cont.)

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. 20

MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/~~Easements~~) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

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 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

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10. GENERAL CONDITIONS

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

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.

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 - GEO02294 RECOMMND

County Geologic Report (GEO) No. 2294 submitted for this project (TR32289 & TR36418) was prepared by Leighton and

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10. GENERAL CONDITIONS

10. PLANNING. 3 MAP - GEO02294 (cont.)

RECOMMND

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.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02294 (cont.) (cont.)

RECOMMND

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

10.PLANNING. 4 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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LOW PALEO (cont.)

RECOMMND

authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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

10.PLANNING. 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.

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10. GENERAL CONDITIONS

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. 7 MAP - ORIGINAL APPROVAL DATE

RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on 1/18/2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 8 MAP - TRAIL MAINTENANCE

RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 10 feet between structures (or as required by the SPECIFIC PLAN zoning Ord).
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the

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10. GENERAL CONDITIONS

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

RECOMMND

same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 6,000 square feet.
- 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.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

10.PLANNING. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

6. Entry monument and gate entry plan.

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

10.PLANNING. 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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5

MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6

MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

10.TRANS. 7

MAP - TS/CONDITIONS

RECOMMND

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.)

RECOMMND

of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Clinton Keith Road at:

I-215 Southbound Ramps
I-215 Northbound Ramps
Antelope Road
Leon Road

Scott Road at:

I-215 Southbound Ramps
I-215 Northbound Ramps
Antelope Road
Menifee Road
Briggs Road
Leon Road

Briggs Road at:

Baxter Road
Leon Road
Street "N"
Street "A"

Baxter Road at:

Street "TT"
Leon Road

Winchester Road (SR-79) at:

Thompson-Leon Road
Benton Road
Auld Road
Hunter Road-Borel Road
Murrieta Hot Springs Road

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

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

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.) (cont.)

RECOMMND

service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date from 2006, unless extended as provided by County Ordinance No. 460 or State Law including but not limited to AB333 and AB208. 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 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.

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40. PRIOR TO PHASING (UNITIZATION)

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

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 roposed 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. 3 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SHOW FLOOD PLAIN ECS

RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

The floodplain limits are under review with related Spencers Crossing Tracts 30696, to date the study as not received final approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill."

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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 MC/WARM SPRINGS 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 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP MC/WARM SPRINGS ADP FEES (cont.) RECOMMND

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 ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

50.FLOOD RI. 12 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

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

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 6,000 square feet net.

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

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

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

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

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

RECOMMND

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

50.PLANNING. 9 MAP - OFFER OF TRAILS

RECOMMND

An offer of dedication to the County of Riverside for a 4-7 foot wide trail as shown on Exhibit IIIA-3 and B-10 of the SPECIFIC PLAN shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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.

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50. PRIOR TO MAP RECORDATION

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 Airport maintained operations to the east 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."

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

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

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

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

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded

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50. PRIOR TO MAP RECORDATION

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

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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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 or other document creating the assessment lien.

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

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

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50. PRIOR TO MAP RECORDATION

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

any, this Declaration shall control."

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

50.PLANNING. 35 MAP- LC LAND/COMMON AREA MAINT RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

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50. PRIOR TO MAP RECORDATION

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 Briggs Road and Baxter Road and so noted on the final map.

50.TRANS. 3 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - 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. 6 MAP - ASSESSMENT DIST 1 RECOMMND

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

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - CORNER CUT-BACK I/SUR (cont.) RECOMMND
per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. 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 Briggs Road, Baxter Road, and major ingress/egress streets. Contact Valley Wide first at (951) 654-1505.
- (2) Streetlights. Contact EDA/CSA first at (800) 984-1000.
- (3) Traffic signals. Contact L&LMD at (951) 955-6767.
- (4) Graffiti abatement of walls and other permanent structures. Contact Valley Wide first at (951) 654-1505.
- (5) Street sweeping. Contact EDA/CSA first at (800) 984-1000.

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

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD

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50. PRIOR TO MAP RECORDATION

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

89-1-C Administrator and submit the following:

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

50.TRANS. 10 MAP - DEDICATION RECOMMND

Briggs Road is designated as a Major Highway and shall be improved with 38 foot half-width AC pavement and 6" concrete curb and gutter within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Baxter Road is designated as a Secondary Highway and shall be improved with 32 foot half-width AC pavement and 6" concrete curb and gutter within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94 (32'/50')

NOTE: A 5' sidewalk shall be constructed within the 18' parkway located 8.5' feet from the curb line.

All interior streets shall be improved with a 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56 foot full-width dedicated right-of-way in accordance with County Standard No. 103 (36'/56')

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

The entry street from Briggs Road shall be improved with 50 foot full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way.

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - DEDICATION (cont.)

RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 11 MAP - SANTE FOY DEDICATION

RECOMMND

Sufficient right-of-way shall be dedicated for public use along Sante Foy adjacent to Lot 181 as shown on the tentative Tract No. 32289M1 with a Planning Department label date of 10/17/2012. The dedication shall provide 30 foot half-width dedicated right-of-way in accordance with County Standard No. 138.

or as approved by the Director of Transportation.

50.TRANS. 12 MAP - PART-WIDTH

RECOMMND

Streets "SS" and "TT" shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 6' sidewalk (on project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 52' part-width dedicated right-of-way in accordance with County Standard 103, Section A (modified for sidewalk adjacent to curb).

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 15' parkway.

50.TRANS. 13 MAP - UTILITY PLAN

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Briggs Road, Baxter Road, and major ingress/egress streets.

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. 15 MAP - INTERSECTION/50' TANGENT

RECOM

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

50.TRANS. 16 MAP - IMP PLANS

RECOMMND

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

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

50.TRANS. 17 MAP - CONSTRUCT RAMP

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - OFF-SITE INFO

RECOMMND

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

50.TRANS. 19 MAP - TS/DESIGN

RECOMMND

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

Clinton Keith Road at Leon Road*
Briggs Road (NS) at Baxter Road*

*With fee credit given for Traffic Signal Mitigation Fees if constructed in the ultimate location.

Scott Road at:
Leon Road

With no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal (s) shall be per 90.TRANS.8.

50.TRANS. 20 MAP - TS/GEOMETRICS

RECOMMND

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

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

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

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

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

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

Northbound: N/A

Southbound: Two left turn lanes, one right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.)

RECOMMND

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

or as approved by the Transportation Department.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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60. PRIOR TO GRADING PRMT ISSUANCE

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

project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 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 - GAS EASEMENT DRAINAGE RECOMMND

Drainage from the "Gas Easement" [shown in section B-B on Tract 32289M1] shall be designed so as to not flow into the adjacent residential lots.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1

GRADE - HAZMAT PHASE II

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 is to occur during the nesting season (Feb 1 - Aug 31) within 30 days prior to issuance of any grading permit for TR32289M1 a preconstruction survey for nesting birds must be completed by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

FIRE DEPARTMENT

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

60.FLOOD RI. 5 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. 6 MAP MC/WARM SPRINGS ADP FEES

RECOMMND

TR32289 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 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. 8 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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP- CULTURAL RESOURCES PROFE

RECOMMND

As a result of previous archaeological investigations for Specific Plan 312, it has been determined that the project is sensitive for subsurface prehistoric and historic cultural deposits.

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 Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-based mitigation using current standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 which is anticipated to be 81.87 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. 20 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1

MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 MAP - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain all required building permit(s) from the building department prior to any

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 MAP - BUILD & SAFETY PLNCK (cont.)

RECOMMND

construction on the property.

Building permits are required for but not limited to;

1. Shell building construction.
2. Occupancy for each tenant.
3. On site water & sewer plan.
4. Light standards.
5. Trash enclosures.
6. Kiosks
7. Building signage.

All building department plan submittal and fee requirements shall apply.

The current exhibit does not specify the specific use or occupants intended for each building or suite. The determination of the allowance, occupancy classification and requirements will be determined at the building plan submittal and building plan review.

All buildings, structures and equipment shall comply with all current adopted California Building Codes and Riverside County ordinances in effect at the time of building plan submittal. Please be aware that the new building code cycle is expected to be in effect as of January 1st, 2014.

All accessibility requirements for the exterior site conditions and interior of the buildings shall apply.

All mandatory measures within the current adopted California Green Building Code shall apply.

FIRE DEPARTMENT

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

RECOMMND

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

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FLOOD RI DEPARTMENT

80.FLOOD RI. 1 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. 2 MAP MC/Warm Springs ADP FEES

RECOMMND

TR32289 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. 3 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

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

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

with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.

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

RECOMMND

5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN Design Guidelines.

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

The plot plan shall contain the following elements:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

lots.

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

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

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

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations.

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

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

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

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80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

80.PLANNING. 19 MAP- LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP- LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 20

MAP- LA LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment

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80.PLANNING. 20 MAP- LA LANDSCAPE SECURITIES (cont.)

RECOMMND

Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans

80.PLANNING. 21 MAP - NOISE MITIGATION NO 1

RECOMMND

Prior to the issuance of building permits for Lots 1-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, 140-141, or 177-179 within TR 32289M1, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher for lots 3-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, and 140-141;
- Upgrade dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 32 or higher for lots 1-2 and 177-179;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning);
- Window and door assemblies shall be free of cut outs and openings and shall be well fitted and sealed with weather stripping;
- Exterior walls shall have a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2x4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board; and
- Roofs/ceilings shall utilize a minimum 1/2inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

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

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

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

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

RECOMMND

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

1. Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLERS

RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY 80% COMPLETION RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Park and Recreation District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - FENCING COMPLIANCE

RECOMMND

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

90.PLANNING. 11 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 81.87 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP - MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

EIR No. 411 and all Addenda.

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

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP- LC LANDSCAPE INSPECT DEP

RECOMMND

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

90.PLANNING. 15 MAP- LC LANDSCAPE INSPECT REQ

RECOMMND

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

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

90.PLANNING. 16 MAP- LC COMPLY W/LAND & IRR

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP- LC COMPLY W/LAND & IRR (cont.)

RECOMMND

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

90.PLANNING. 17 MAP - NOISE MITIGATION NO 2

RECOMMND

Prior to the final building inspection within TR 32289M1, the developer shall construct at least a 6-foot tall noise barrier along the western perimeter of Lots 2-8, 18-19, 46-47, and 57-70; at least a 6.0-foot tall noise barrier along the northern perimeter of Lots 70-71, 86-87, 105, 122-123, and 140-141; at least a 6.0-foot tall noise barrier along the eastern perimeter of Lots 87-94; at least a 6.5-foot noise barrier along the western perimeter of Lot 1; and at least an 8.0-foot tall noise barrier along the western perimeter of Lots 177-179. The noise barriers shall be located between the adjacent roadways and the exterior living areas. Where applicable, the barriers should wrap around the ends of the dwelling units to prevent flanking of noise into the Project site. The noise barrier shall consist of material that is at least 4.0 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:

- Masonry Block;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

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

RECOMMND

following:

- (1) Landscaping along Briggs Road, Baxter Road, and major ingress/egress streets. Contact Valley Wide first at (951) 654-1505.
- (2) Streetlights. Contact EDA/CSA first at (800) 984-1000.
- (3) Traffic signals. Contact L&LMD at (951) 955-6767.
- (4) Graffiti abatement of walls and other permanent structures. Contact Valley Wide first at (951) 654-1505.
- (5) Street sweeping. Contact EDA/CSA first at (800) 984-1000.

90.TRANS. 5

MAP - 80% COMPLETION

RECOMMND

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

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

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

completed and accepted into the County maintained system.

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

90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Clinton Keith Road at Leon Road*

Briggs Road (NS) at Baxter Road*

*With fee credit given for traffic signal mitigation fees if constructed in the ultimate location.

Scott Road at Leon Road

with no fee credit given for traffic signal mitigation fees,

or as approved by the Transportation Department

The project proponent shall contact the Transportation Department and enter into an agreement for signal

07/16/13
07:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 74

TRACT MAP Tract #: TR32289M1

Parcel: 480-090-033

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - TS/INSTALLATION (cont.)

RECOMMND

mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 7

MAP - R & B B D

RECOMMND

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



Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 36418

1. Developer is required to **pay park fees** on all residential units.
2. Previous owner **annexed Tract No. 36418 into Valley-Wide Recreation and Park District's French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.



Samuel W. Goepf, General Manager

February 21, 2012




Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 32289

1. Developer is required to **pay park fees** on all residential units.
2. Previous developer **annexed Tract No. 32289 into Valley-Wide Recreation and Park District's French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.


Samuel W. Goepf, General Manager

February 21, 2012

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

DATE: February 14, 2012

TO:

Riv. Co. Transportation Dept.	P.D. Geology Section-D. Jones	Riv. Co. ALUC – John Guerin
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	French Valley Airport – Attn: General Manager
Riv. Co. Flood Control District	P.D. Archaeology Section-L. Mouriquand	Valley-Wide Recreation & Parks Dist.
Riv. Co. Fire Department	Riv. Co. Surveyor – Bob Robinson	Murrieta Valley Unified School Dist.
Riv. Co. Fire Department – Strategic Planning	Riv. Co. Sheriff's Dept.	Eastern Municipal Water Dist.
Riv. Co. Building & Safety – Grading	Riv. Co. Waste Management Dept.	Southern California Edison
Riv. Co. Building & Safety – Plan Check	3rd District Supervisor	CALTRANS Dist. #8
Regional Parks & Open Space District.	3rd District Planning Commissioner	Eastern Information Center - UCR
Riv. Co. Environmental Programs Dept.	County Service Area # 103 c/o EDA-Bill Brown	

SPECIFIC PLAN NO. 312 AMENDED NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR CHANGE NO. 1 – EA42492 – Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention (OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST: The Specific Plan Amendment proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes 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 **Change of Zone** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. **Tentative Tract Map No. 36418** proposes a schedule A subdivision of 9.97 acres into 56 residential lots, 1 utility lot, and 1 open space lot. **Tentative Tract Map No. 32289 Minor Change No.1** proposes to merge lots 181-183, 184-197 and 214-216. There will be a total of 179 lots after all lots are merged, 19 total lots are being merged. – APN: The TR is 480-090-060, the TRM is 480090033, 063, 064, 038, 025, 047, 049, 030, 043, and 045, the SP list will be provided under separate cover.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 15, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Sub ID # CC006329

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP 00312 A1

DATE SUBMITTED: 12-22-11

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03, LLC

E-Mail: _____

Mailing Address: 3090 Bristol Street, Suite 200

Costa Mesa

Street
CA

92626

City

State

ZIP

Daytime Phone No: (714) 200-1500

Fax No: (714) 200-1876

Engineer/Representative's Name: Denise Williams

E-Mail: denise.williams@rocketmail.com

Mailing Address: 40382 Calle Katerine

Temecula

Street
CA

92591

City

State

ZIP

Daytime Phone No: (951) 234-2887

Fax No: (_____) _____

Property Owner's Name: Riverside Mitland 03, LLC

E-Mail: _____

Mailing Address: 3090 Bristol Street, Suite 200

Costa Mesa

Street
CA

92626

City

State

ZIP

Daytime Phone No: (714) 200-1500

Fax No: (714) 200-1876

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

C2 07769
EA 42492

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

CFG 05864

TR 36418


APPLICATION FOR SPECIFIC PLAN LAND USE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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



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

RICHARD T. WHITNEY - PRESIDENT 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

RICHARD T. WHITNEY - PRESIDENT 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
William R. Smith - Secretary 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

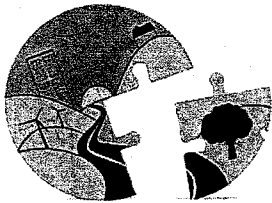
PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attached

Section: portions of 29-32 Township: 6S Range: 2W

Approximate Gross Acreage: 606.1

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Briggs Road, West of Leon Road.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006329

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207769 DATE SUBMITTED: 12-22-11

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03, LLC E-Mail: _____

Mailing Address: 3090 Bristol Street, Suite 200
Costa Mesa Street 92626
City CA State ZIP

Daytime Phone No: (714) 200-1500 Fax No: (714) 200-1876

Engineer/Representative's Name: Denise Williams E-Mail: denise.williams@rocketmail.com

Mailing Address: 40382 Calle Katerine
Temecula Street 92591
City CA State ZIP

Daytime Phone No: (951) 234-2887 Fax No: ()

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: _____

Mailing Address: 3090 Bristol Street, Suite 200
Costa Mesa Street 92626
City CA State ZIP

Daytime Phone No: (714) 200-1500 Fax No: (714) 200-1876

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

SP00312A
TR 36418

EA 42492
CFG 05864


APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

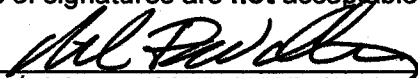
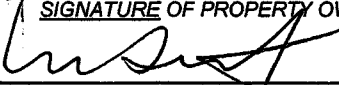
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional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

RICHARD T. WHITNEY - PRESIDENT 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

~~THE~~ RICHARD T. WHITNEY - PRES. 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
William B. Seith - Secretary 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attached

Section: portions of 29-32 Township: 6S Range: 2W

Approximate Gross Acreage: 606.1

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Briggs Road, West of Leon Road.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed., Page: 899, Grid: A3-A6, B3-B6

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

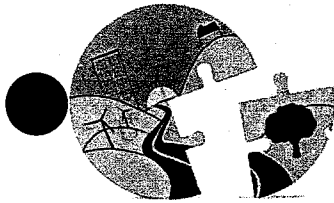
This Change of Zone would modify the zoning for several areas within the French Valley Specific Plan (SP 312). The development standards for PA 15 and PA 20/21 would be modified. PA 16 & 18A would change from Low Density Residential uses to Recreation uses, and PA 19 would change from Elementary School Uses to Medium-High Density Residential uses. The boundaries for PA 18B would be adjusted.

Related cases filed in conjunction with this request:

Specific Plan Amendment No. 1 (SP 312A1), Tentative Tract Map No. 36418

List of Assessor's Parcel Numbers

480010065, 480090064, 480090063, 480090060, 480090049, 480090047, 480090045, 480090073,
480090071, 480090038, 480090033, 480090030, 480090025, 480090021, 480020021, 480020011



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Set ID# CC 6329

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36418 DATE SUBMITTED: 12-22-11

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03, LLC E-Mail: _____

Mailing Address: 3090 Bristol Street, Suite 200
Costa Mesa Street 92626
CA CA
City State ZIP

Daytime Phone No: (714) 200-1500 Fax No: (714) 200-1876

Engineer/Representative's Name: Denise Williams E-Mail: denise.williams@rocketmail.com

Mailing Address: 40382 Calle Katerine
Temecula Street 92591
CA CA
City State ZIP

Daytime Phone No: (951) 234-2887 Fax No: ()

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: _____

Mailing Address: 3090 Bristol Street, Suite 200
Costa Mesa Street 92626
CA CA
City State ZIP

Daytime Phone No: (714) 200-1500 Fax No: (714) 200-1876

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

C207769
SP00312A1

EA 42492

CFG058.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

RICHARD T. WHITNEY - PRESIDENT *Richard T. Whitney*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

RICHARD T. WHITNEY - PRESIDENT *Richard T. Whitney*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
William B. Smith - Secretary *William B. Smith*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 480-090-060

Section: 31 Township: 6S Range: 2W

Approximate Gross Acreage: 9.97 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Prairie Sun Way, South of Baxter Road, East of Rock Rose Lane, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed., Page: 899, Grid: B5

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

Schedule A subdivision to divide the subject property into 56 residential lots, 1 utility lot, and 1 open space lot

Related cases filed in conjunction with this request:

Specific Plan 312 Amendment No. 1 (SP 312A1), Change of Zone

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

If yes, provide Case No(s). SP 312, CZ 6383, GPA 472, TR 30696 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 411

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

If yes, indicate the type of report(s) and provide a copy: See EIR 411

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 47,000 cubic yards

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TTM 32289 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03, LLC E-Mail: denise.williams@rocketmail.com

Mailing Address: 1522 Brookhollow Drive Suite 1

Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (951) 234-2887 Fax No: (714) 241-5937

Engineer/Representative's Name: Miguel Gonzales E-Mail: MGONZALEZ@rbf.com

Mailing Address: 4080 County Center Drive, Suite 100

Temecula Street CA 92591
City State ZIP

Daytime Phone No: (951) 676-8042 Fax No: (951) 541-3283

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: denise.williams@rocketmail.com

Mailing Address: 1522 Brookhollow Drive Suite 1

Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (951) 234-2887 Fax No: (714) 241-5937

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Denise L Williams Denise L Williams
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

see Attached letter
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 180-090-045; 063; 064; 038; 025; 047; 049; 030; 043, 033

Section: 31 Township: 6S Range: 2W

Approximate Gross Acreage: 81.87

General location (cross streets, etc.): North of Winchester Road, South of Baxter Road, East of Leon Road, West of Briggs Road

Thomas Brothers map, edition year, page number, and coordinates: Page 899 / section B-6 / 2004 Edition

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Proposing to merge lots 181-183 of TTM 32289 (ammendment #3) / also to merge lots 184 - 197 and lot 214-216

179 lots Total after lots are merged.
19 lots are being merged

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). TTM32289 ammendment #3 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38866/39047 E.I.R. No. (if applicable): 411

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

If yes, indicate the type of report(s) and provide a copy: Traffic / Biological / Archeo & Paleo & Prelim Soils

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/24/2013.

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

APN (s) or case numbers SP312A1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

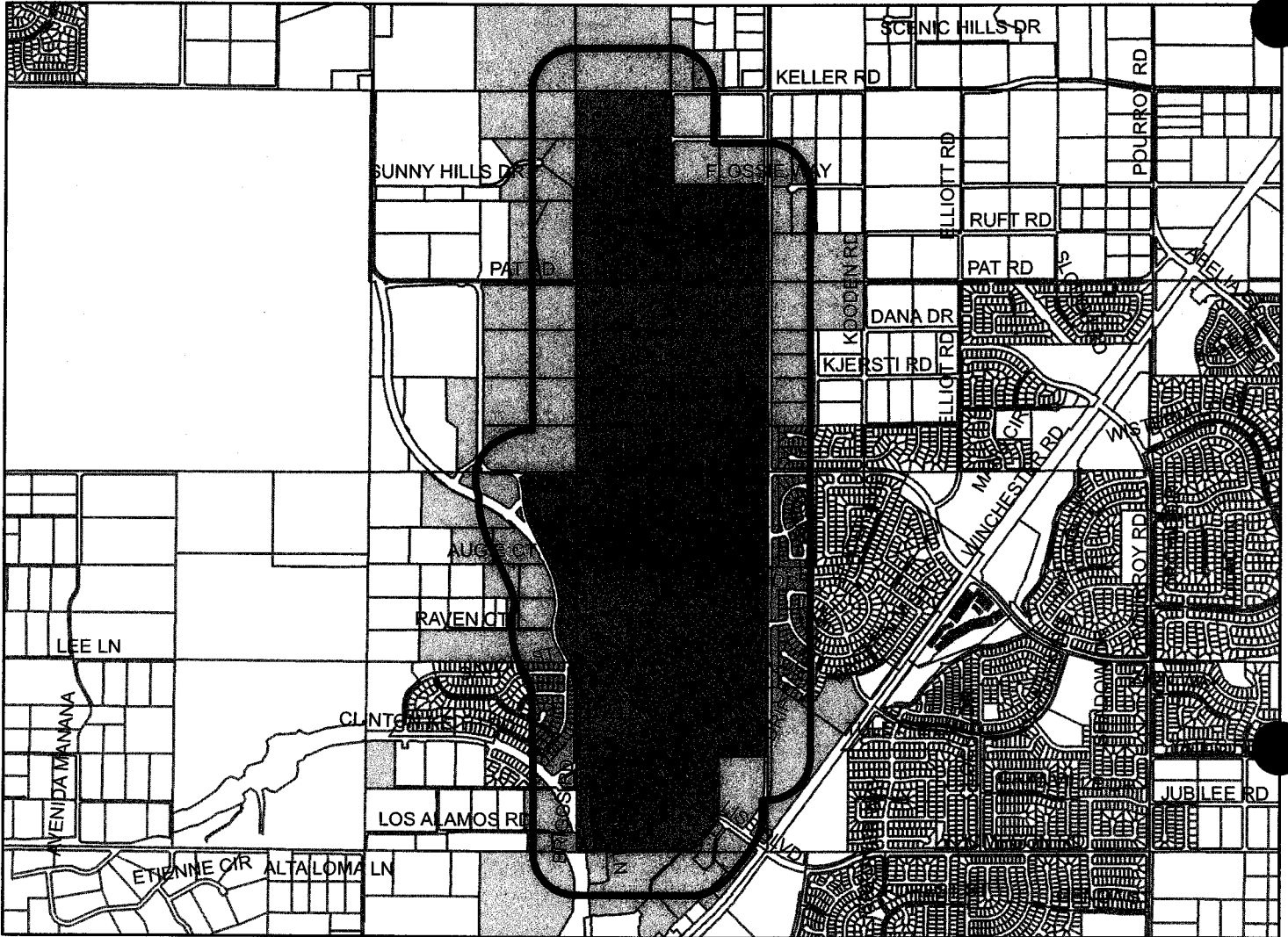
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
Matt S.
expires
12/24/13*

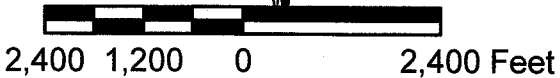
SP312A1 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 480-580-003 | 480-010-021 | 480-581-003 | 480-561-008 | 480-511-013 | 480-220-012 | 480-580-028 | 480-142-011 | 480-602-018 | 480-490-002 |
| 480-203-001 | 480-581-011 | 480-142-010 | 480-490-004 | 480-481-016 | 480-602-060 | 480-570-008 | 480-480-003 | 480-490-016 | 480-030-010 |
| 480-511-037 | 480-581-044 | 480-602-026 | 480-523-008 | 480-572-017 | 480-523-013 | 480-220-035 | 480-200-005 | 480-560-009 | 480-501-002 |
| 480-601-009 | 480-500-011 | 480-570-001 | 480-560-014 | 480-581-002 | 480-541-005 | 480-211-011 | 480-491-004 | 480-580-032 | 480-481-025 |
| 480-140-008 | 480-491-003 | 480-221-001 | 480-523-007 | 480-481-010 | 480-480-018 | 480-581-009 | 480-611-012 | 480-141-005 | 480-590-007 |
| 480-141-002 | 480-570-005 | 480-220-003 | 480-501-001 | 480-511-001 | 480-130-025 | 480-602-031 | 480-480-002 | 480-030-013 | 480-040-002 |
| 480-040-004 | 480-040-006 | 480-040-001 | 480-040-008 | 480-580-015 | 480-220-033 | 480-511-023 | 480-143-009 | 480-220-009 | 480-612-013 |
| 480-601-013 | 480-602-034 | 480-580-017 | 480-612-012 | 480-580-030 | 480-141-013 | 480-523-009 | 480-480-017 | 480-523-003 | 480-200- |

First 120 parcels shown



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

ASMT: 472050024, APN: 472050024
JANET CEBULA, ETAL
30808 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010016, APN: 480010016
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 472050025, APN: 472050025
MARY CUPP, ETAL
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

ASMT: 480010019, APN: 480010019
DOROTHY BOONE MURDUCK, ETAL
37998 SILVER FOX CT
MURRIETA CA 92562

ASMT: 480010002, APN: 480010002
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 480010021, APN: 480010021
GRACIELA MORALES, ETAL
34235 LEON RD
WINCHESTER, CA. 92596

ASMT: 480010004, APN: 480010004
YANCY RICHARDSON, ETAL
C/O YANCY RICHARDSON
30330 SUNNHILLS DR
MENIFEE, CA. 92584

ASMT: 480010022, APN: 480010022
STEVEN POLLOCK, ETAL
5871 TERRIER DR
HUNTINGTON BEACH CA 92649

ASMT: 480010005, APN: 480010005
ROBIN BORDERS
30420 SUNNY HILLS DR
MENIFEE, CA. 92584

ASMT: 480030007, APN: 480030007
FERNANDO DELGADILLO
31120 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480010006, APN: 480010006
JULIE VANGAAL, ETAL
26772 DESERT LOCUS ST
MURRIETA CA 92562

ASMT: 480030008, APN: 480030008
JENNIE CHIEM
P O BOX 8505
MORENO VALLEY CA 92552

ASMT: 480010015, APN: 480010015
HENDRIKA MONTELEONE, ETAL
35245 BRIGGS RD
MURRIETA CA 92563

ASMT: 480030009, APN: 480030009
SHARILYN SHORES, ETAL
31085 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480030010, APN: 480030010
AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480090078, APN: 480090078
RIVERSIDE MITLAND 03
1522 BROOKHOLLOW DR STE 1
SANTA ANA CA 92705

ASMT: 480040008, APN: 480040008
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480090079, APN: 480090079
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92596

ASMT: 480090012, APN: 480090012
ANNA MOSSA, ETAL
35205 BRIGGS RD
MURRIETA CA 92563

ASMT: 480100014, APN: 480100014
TERESA SANDEZ, ETAL
34650 LOS ALAMOS RD
MURRIETA, CA. 92563

ASMT: 480090013, APN: 480090013
STEVEN DRENNAN, ETAL
35405 BRIGGS RD
MURRIETA, CA. 92563

ASMT: 480100015, APN: 480100015
WENDY LESOVSKY
17364 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 480090014, APN: 480090014
MARY ORR, ETAL
30370 RAVEN CT
MURRIETA, CA. 92563

ASMT: 480100071, APN: 480100071
LENNAR SPENCERS CROSSING
391 N MAIN ST STE 300
CORONA CA 92880

ASMT: 480090021, APN: 480090021
GAIL PATTON, ETAL
P O BOX 430
WINCHESTER CA 92596

ASMT: 480100075, APN: 480100075
RICHARD FAMILY TRUST
C/O EDWARD RICHARD
38260 VIA TAFFIA
MURRIETA CA 92563

ASMT: 480090065, APN: 480090065
MURRIETA VALLEY UNIFIED SCHOOL DIST
41870 MCALBY CT
MURRIETA CA 92562

ASMT: 480100076, APN: 480100076
JOHN OLSEN
30180 LOS ALAMOS RD
MURRIETA, CA. 92562

ASMT: 480100077, APN: 480100077
SPENCERS CROSSING MASTER ASSN
C/O DENNIS J CHAPMAN
3090 BRISTOL ST STE 220
COSTA MESA CA 92626

ASMT: 480130024, APN: 480130024
TAEJA GALBRAITH, ETAL
30388 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480130025, APN: 480130025
BARBARA FELICIANO
30400 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480130026, APN: 480130026
JO BUENAVENTURA, ETAL
30412 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480130027, APN: 480130027
ELIZABETH SHERWOOD, ETAL
30424 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480130028, APN: 480130028
CRISTEN HOFFMANN
30435 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480130029, APN: 480130029
JOSE AMEZQUITA
30423 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480130030, APN: 480130030
GLENDA CALUB, ETAL
30411 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480130031, APN: 480130031
ROBIN CAIN, ETAL
30399 LARUNS ST
MURRIETA, CA. 92563

ASMT: 480130032, APN: 480130032
MANG YU, ETAL
C/O MANG YU
P O BOX 8793
RANCHO SANTA FE CA 92067

ASMT: 480140001, APN: 480140001
CECILIA DELGADO, ETAL
30362 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140002, APN: 480140002
LETICIA MENDOZA, ETAL
30374 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140003, APN: 480140003
TANYA CANAVAN, ETAL
30386 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140004, APN: 480140004
ANGIE CAMACHO, ETAL
30398 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140005, APN: 480140005
ESTHER WARNER, ETAL
30410 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141003, APN: 480141003
TINA RICHES, ETAL
30437 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140006, APN: 480140006
JULIET KIM
30422 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141004, APN: 480141004
CHRIS POLLOK
30425 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140007, APN: 480140007
SHEENA YOUNG, ETAL
205 YELLOWTAIL CT
OCEANSIDE CA 92058

ASMT: 480141005, APN: 480141005
ROSE ANDERSON, ETAL
30413 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140008, APN: 480140008
VERONICA GOMEZ, ETAL
264 KILLGORE ST
OCEANSIDE CA 92058

ASMT: 480141006, APN: 480141006
RANDY RYAL
30401 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480140009, APN: 480140009
CONSTANCE SWANGER, ETAL
30458 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141007, APN: 480141007
ROBIN HOWELL, ETAL
30377 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141001, APN: 480141001
LOURDES SINLAO, ETAL
30461 SAVOIE ST
MURRIETA, CA. 92563

ASMT: 480141008, APN: 480141008
DIANE MEYER, ETAL
14995 AVD COMPADRES
CHINO HILLS CA 91709

ASMT: 480141002, APN: 480141002
ASIF BALBALE
30449 SAVOIE ST
MURRIETA CA 92563

ASMT: 480141009, APN: 480141009
PATRICIA LANUZA, ETAL
30380 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141010, APN: 480141010
YANG LI, ETAL
30392 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142002, APN: 480142002
RATSAMY MAY, ETAL
30443 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141011, APN: 480141011
BARBARA VALDEZ, ETAL
30404 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142003, APN: 480142003
HANNA BRAGG, ETAL
30431 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141012, APN: 480141012
CINDEE RYKHUS, ETAL
30416 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142004, APN: 480142004
MICHELLE BORK, ETAL
30419 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141013, APN: 480141013
MARIA JURGENS, ETAL
30428 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142005, APN: 480142005
SUKOW CAROL MARIE ESTATE OF
C/O CAROL MARIE SUKOW
30395 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141014, APN: 480141014
CHRISTINA TRAN, ETAL
30440 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142006, APN: 480142006
TARA JEWELL, ETAL
30371 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480141015, APN: 480141015
LILY CATANO, ETAL
30452 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142007, APN: 480142007
CHRISTOPHER POTAPA, ETAL
30359 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142001, APN: 480142001
CHRISTINE FORD, ETAL
30455 TERRAIN ST
MURRIETA, CA. 92563

ASMT: 480142010, APN: 480142010
ALICIA HARRISON
35649 BELLEVILLE CT
MURRIETA, CA. 92563



ASMT: 480142011, APN: 480142011
YOLANDA MENDEZ, ETAL
35637 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142012, APN: 480142012
CHRISTINA CRABTREE
35625 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142013, APN: 480142013
KIMBERLY HERRING, ETAL
35613 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142014, APN: 480142014
WARDELL RICHARDSON
35622 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142015, APN: 480142015
MELISA MCCASLIN, ETAL
35634 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142016, APN: 480142016
CLAUDIA WIBLE, ETAL
35646 BELLEVILLE CT
MURRIETA, CA. 92563

ASMT: 480142017, APN: 480142017
RITA SALAS, ETAL
35691 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142018, APN: 480142018
MARGARET GONZALEZ, ETAL
35667 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142019, APN: 480142019
ROBERT KEDNEY, ETAL
35655 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142020, APN: 480142020
LAUREN TRUFFA
35643 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142021, APN: 480142021
THOMAS ETHERINGTON
35631 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480142022, APN: 480142022
JAMES SMITH
35607 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143001, APN: 480143001
CHYNTHIA RICHARDSON
35508 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143002, APN: 480143002
EMI KNOX, ETAL
35520 SAINTE FOY ST
MURRIETA, CA. 92563



ASMT: 480143003, APN: 480143003
JENNIFER SOLANO
35532 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143010, APN: 480143010
MIRIAM ALBESA
35616 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143004, APN: 480143004
ROWENA PANLILIO, ETAL
35544 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143011, APN: 480143011
JBERNARD BARRIOS, ETAL
35628 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143005, APN: 480143005
LISA RODRIGUEZ, ETAL
35556 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143012, APN: 480143012
MARGARET ROTELLI, ETAL
35640 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143006, APN: 480143006
KATARINA THOMPSON, ETAL
35568 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143013, APN: 480143013
SANDRA GARDEI
35652 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143007, APN: 480143007
NATASHA BARKER
35580 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143014, APN: 480143014
SHAVAWN JOHNSON, ETAL
35664 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143008, APN: 480143008
CHRISTINA BUDZEVSKI
35592 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143015, APN: 480143015
AMY ROMANS, ETAL
35676 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143009, APN: 480143009
LESLIE PFEIFFER JOHNSON, ETAL
35604 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480143016, APN: 480143016
LELAND PETERSEN
8731 TIMBER OAK LN
LAUREL MD 20723



ASMT: 480150001, APN: 480150001
LUCAS RIVERA, ETAL
35700 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150002, APN: 480150002
JEREMY DURRANT
35724 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150003, APN: 480150003
WHITNEY PEREZ, ETAL
35736 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150004, APN: 480150004
ROSALEE SALIBA
35748 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150005, APN: 480150005
CARMEN STANLEY, ETAL
35760 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150006, APN: 480150006
KEVIN TINSLEY
35772 SAINTE FOY ST
MURRIETA, CA. 92563

ASMT: 480150007, APN: 480150007
JOCELYN EISENHOUR, ETAL
30427 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480150008, APN: 480150008
AYA BARLOW, ETAL
30415 VERCORS ST
MURRIETA, CA. 92563

ASMT: 480150009, APN: 480150009
RAQUEL BERNABE, ETAL
19934 GRIDLEY RD
CERRITOS CA 90703

ASMT: 480151010, APN: 480151010
JERRY ABBOTT
30426 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480151011, APN: 480151011
BRENDA ABUAN, ETAL
30438 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480151012, APN: 480151012
VICKY ANDERSON, ETAL
30450 DE CARON ST
MURRIETA, CA. 92563

ASMT: 480151013, APN: 480151013
D R HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 480170003, APN: 480170003
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
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