

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>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 by the Project. In the event Riverside County Ordinance No. 810 is rescinded, this requirement will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.</p> <p>M-BI-2 (Condition of Approval 60.EPD.005) Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 8, Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property", dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc. Temporary impacts described in the report noted above must be restored to original conditions as described within the DBESP. Restoration of temporary impacts must be addressed by the biologist with a Mitigation Monitoring Plan (MMP) that will be provided to the Environmental Programs Division for review and approval. The MMP shall include but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.</p>		<p>required fee. Fee payment shall be verified by the Riverside County Building and Safety Department prior to issuance of a certificate of occupancy or building permit final building inspection.</p> <p>M-BI-2 Prior to final grading inspection, the Riverside County Environmental Programs Department shall verify that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 8, Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc.</p>
		<p>M-BI-3 (Condition of Approval 80.EPD.003) Prior to issuance of building permits, the Riverside County Environmental Programs Department shall review proposed building plans to ensure that all proposed lighting is directed away from the on- and off-site portions of the Charlois Channel, and shall further ensure that lighting elements would be appropriately shielded to prevent glare impacts to the Charlois Channel.</p>		<p>M-BI-3 Prior to issuance of building permits, the Riverside County Environmental Programs Department shall review proposed lighting elements to ensure that lighting elements are shielded and directed away from the on- and off-site portions of the Charlois Channel.</p>

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		<p>M-BI-4 (Condition of Approval 70.Planning.002) Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Transportation Department shall review all proposed landscaping elements to verify that none of the prohibited plant species as identified in Table 6-2 of the MSHCP are included in the plant palette.</p> <p>M-BI-5 (Condition of Approval 60.EPD.004) The areas mapped as "CDFG Riparian" and are outside of the mapped project footprint on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Prior to issuance of grading permits, a report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in Section 8, "Determination of Biologically Equivalent or Superior Preservation Analysis," of the "Biological Technical Report," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates Inc. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.</p> <p>M-BI-6 (Condition of Approval 60.EPD.006) Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "CDFG Riparian," and are outside of the "Project Footprint" on Exhibit 7B of the document entitled, "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc., shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five</p>		<p>M-BI-4 Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Transportation Department shall ensure that landscaping plans do not contain any of the MSHCP-prohibited plant species.</p> <p>M-BI-5 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall review the report submitted by the biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature as required by the "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc..</p> <p>M-BI-6 Prior to issuance of grading permits, the Riverside County Environmental Programs Department (EPD) shall review the proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. EPD shall ensure that the fencing encompasses the areas mapped as "CDFG Riparian," and are outside</p>

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<p>Implementation of the proposed Project has the potential to result in direct impacts to the burrowing owl, should any burrowing owl individuals occupy the site prior to the commencement of grading activities.</p>	<p>Less than Significant</p>	<p>feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>of the "Project Footprint" on Exhibit 7B of the document entitled, "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, and updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc. EPD shall also ensure that the fencing is appropriately designed as part of this review to adequately protect biologically sensitive areas.</p>
<p>Implementation of the proposed Project has the potential to impact nesting bird species (raptor and non-raptor) during Project grading activities.</p>	<p>Less than Significant</p>	<p>M-BI-7 (Condition of Approval 60.EPD.001) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.</p> <p>M-BI-8 (Condition of Approval 60.EPD.002) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>M-BI-7 Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall review a report to be provided by the Project applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.</p>
<p>Implementation of the proposed Project has the potential to impact nesting bird species (raptor and non-raptor) during Project grading activities.</p>	<p>Less than Significant</p>	<p>M-BI-8 (Condition of Approval 60.EPD.002) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>M-BI-8 Prior to issuance of grading permits, the Riverside County Environmental Programs Department (EPD) shall review the results of the preconstruction nesting bird survey (if grading activities are proposed during the</p>

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<p>CULTURAL RESOURCES: 10. PALEONTOLOGICAL RESOURCES There is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. The Project's potential to physically impact unique paleontological resources that could be buried beneath the surface, however remote that possibility may be, represents a significant impact before mitigation.</p>	<p>Less than Significant</p>	<p>the issuance of grading permits. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.</p>		<p>avian nesting season), and shall verify that all measures specified therein to protect nesting migratory birds are adhered to during grading activities. Alternatively, if no grading is anticipated during the avian nesting season, then EPD shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1st and August 31st).</p>
<p>CULTURAL RESOURCES: 10. PALEONTOLOGICAL RESOURCES There is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. The Project's potential to physically impact unique paleontological resources that could be buried beneath the surface, however remote that possibility may be, represents a significant impact before mitigation.</p>	<p>Less than Significant</p>	<p>M-PR-1 (Condition of Approval 60.Planning-026) Prior to the issuance of grading permits, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared for review by the Riverside County Planning Department. The PRIMP shall identify monitoring measures for the portions of the Project site that encompass Quaternary sediments (i.e., within the lower elevations of the site). The PRIMP shall identify measures to be undertaken in the event that fossils are discovered, and shall identify the proper laboratory processing and curation for any fossils that may be uncovered during grading of the site. During grading activities within the portion of the site containing Quaternary sediments, a qualified paleontologist shall be present on-site at all times to monitor the ground disturbing activities for the presence of paleontological resources (fossils) are encountered during ground-disturbing construction activities, the construction contractor shall temporarily halt ground-disturbing activities within 100 feet of the find until the resource is evaluated by the monitoring paleontologist to assess the significance of the find, and, if necessary, to develop appropriate treatment measures in consultation with the County of Riverside's staff archaeologist and as required by the PRIMP. At the completion of grading activities, a final report shall be prepared that includes the following: dates of site monitoring; results of the monitoring program; a listing of any fossils that were uncovered; and a description of any laboratory and curation activities that were undertaken. The final report shall</p>	<p>Project Applicant Riverside County Department/Grading Contractor/Qualified Paleontologist</p>	<p>M-PR-1 Prior to the issuance of grading permits, the Project Applicant shall provide a PRIMP for review by the Riverside County Planning Department. During grading activities, grading within the portions of the site underlain by Quaternary sediments shall be monitored by a qualified paleontologist in accordance with the PRIMP, and shall identify any necessary measures to be undertaken in the event fossils are identified. The monitoring paleontologist also shall prepare the final monitoring report, which shall be reviewed by the Riverside County Planning Department.</p>

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		be provided to the Riverside County Planning Department prior to final grading inspection.		
GEOLOGY AND SOILS				
<p>15. GROUND SUBSIDENCE There is a potential for hydro-collapse in the upper portions (3 to 5 feet) of the "very old alluvial fan deposits" onsite. This is considered a potentially significant impact. The Project would be located on a geologic unit or soil that is unstable and could potentially result in ground subsidence. This is considered a potentially significant impact.</p>	<p>Less than Significant</p>	<p>M-GS-1 (Condition of Approval 10.PLANNING.018) As a component of site grading activities, the Project Applicant shall be required to implement the following recommendations of the Project's soils report (IS/MND Appendix E). These recommendations include the following:</p> <ul style="list-style-type: none"> ▪ Removal bottoms shall be observed by a qualified geotechnical consultant to make a final determination that suitable (non-weathered, limited porosity) soils have been exposed. Removal bottoms shall be tested to ensure that the exposed soils have a relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557). ▪ Subject to any recommendations by the qualified geotechnical consultant to the contrary, the upper three (3) to five (5) feet of very old alluvial deposits located on-site shall be removed and recompacted to limit the amount of differential settlement caused by hydro-collapse that could affect proposed structures. Removal bottoms shall be observed by a qualified geotechnical consultant to ensure that suitable (non-weathered, limited porosity) soils have been exposed. Removal may be ceased if saturated (percent saturation >85%) soils are encountered during grading. ▪ The highly weathered portions of the phyllite are unsuitable to support the proposed fills and/or structures and shall be removed and recompacted, subject to any direction to the contrary by a qualified geotechnical consultant. It is anticipated that the upper 2 to 3-feet of these deposits will require removal and recompaction. ▪ Lots should be underlain by a minimum of three (3) feet of compacted fill. As such, for lots where unsuitable soil removals do not provide that amount of fill such as cut lots and the cut portion of transition lots, overexcavation should be accomplished to provide the minimum three (3) feet 	<p>Project Geotechnical Consultant/Riverside Building and Safety Department</p>	<p>M-GS-1 During Project grading activities, a qualified geotechnical consultant shall be present on-site to ensure the recommendations of the Project's soils report (IS/MND Appendix E) are implemented. Where applicable, the requirements of Mitigation Measure M-GS-1 shall be shown on the Project's grading plans. Riverside County shall review implementing grading plans for compliance with Mitigation Measure M-GS-1 prior to the issuance of grading permits.</p>

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		<ul style="list-style-type: none"> ▪ of compacted fill. ▪ In order to facilitate trenching and backfill operations for underground utilities, and subject to the recommendations of a qualified geotechnical consultant, street areas that occur in rock should be over-excavated to a depth of one foot below the deepest utility and replaced with compacted fill containing rock no greater than 12-inches in diameter. ▪ All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Appendix F to the Project's soils report (IS/MND Appendix E). Compaction shall be achieved with the use of sheepfoot rollers or similar kneading type equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions. ▪ Subject to recommendations to the contrary by a qualified geotechnical consultant, the rock size in the upper three (3) feet shall be limited to eight (8) to twelve (12) inches in maximum dimension; and between three (3) and ten (10) feet below grade, the rock size shall be limited to 2-feet or less in maximum dimension. ▪ Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained. ▪ Where the natural slope is steeper than 5-horizontal to 1-vertical and where designated by the Project geotechnical consultant, compacted fill material shall be keyed and benched into competent bedrock or firm artificial fill. ▪ Fill slopes should be overfilled to an extent determined by the contractor, but not less than two (2) feet measured perpendicular to the slope face, so that when trimmed back to the compacted core a 		

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		<p>minimum 90 percent relative compaction is achieved.</p> <ul style="list-style-type: none"> ▪ Placement of fill over saturated very old alluvial valley deposits may result in time-dependent settlement/compression, depending on the amount of fill placed over the deposits. This settlement shall be monitored with the use of buried settlement plates, as detailed on Plate G-12 (Appendix G) of the Project's soil analysis (IS/MND Appendix E). 	Project Applicant/Riverside County Building and Safety Department	M-GS-2 Prior to grading permit issuance, the land divider/permit holder shall be responsible for providing the required grading plans. The Riverside County Building and Safety Department shall be responsible for reviewing the proposed grading plans for conformance to the specified contour-grading requirements.
		<p>M-GS-2 (Condition of Approval 60.Planning.007) Prior to the issuance of grading permits, the land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:</p> <ul style="list-style-type: none"> ▪ The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain. ▪ Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain. ▪ The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding. ▪ Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion. 	Project Geotechnical Consultant/Riverside County Buildings and Safety Department	M-GS-3 A qualified geotechnical consultant shall be responsible for monitoring grading activities within the areas of the site containing very old alluvial valley deposits. As appropriate, the geotechnical consultant shall be responsible for directing the construction contractor to conduct overexcavation activities as
<p>18. SOILS</p> <p>The very old alluvial valley deposits may contain discrete intervals of highly expansive soils. If not addressed during Project grading activities, these soils have the potential to create substantial risks to future buildings on-site, as well as future residents. This condition is a potentially significant impact.</p>	Less than Significant	<p>M-GS-3 (Condition of Approval 60.Planning.027) During Project grading activities within areas of the site containing very old alluvial valley deposits, grading activities shall be monitored by a qualified geotechnical consultant. If very old alluvial deposits with expansion potential are present near final pad grade, and if warranted based on the recommendations of the geotechnical consultant, additional overexcavation shall be required.</p>	Project Geotechnical Consultant/Riverside County Buildings and Safety Department	M-GS-3 A qualified geotechnical consultant shall be responsible for monitoring grading activities within the areas of the site containing very old alluvial valley deposits. As appropriate, the geotechnical consultant shall be responsible for directing the construction contractor to conduct overexcavation activities as

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<p>20. WIND EROSION AND BLOWSAND FROM PROJECT EITHER ON OR OFF SITE The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand</p>	<p>Less than Significant</p>	<p>No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.</p>	<p>Project Applicant/Construction Contractors/Riverside County Building and Safety</p>	<p>necessary to eliminate adverse effects associated with expansive soils. Construction contractors shall ensure compliance with the BMPs specified in the site-specific WQMP. The Riverside County Building and Safety Department shall verify that the various BMPs have been adhered to during both construction and prior to final grading inspection.</p>
<p>HAZARDS AND HAZARDOUS MATERIALS</p>				
<p>23. AIRPORTS Although the Project would be fully compatible with the French Valley Airport facility, the conditions of approval specified by the Riverside County ALUC in its consistency determination are incorporated herein as mitigation measures.</p>	<p>Less than Significant</p>	<p>M-HM-1 (Condition of Approval 60.Planning.028) Prior to issuance of grading, building, or occupancy permits, as appropriate, the Riverside County Building and Safety Department shall ensure compliance with or implementation of the following requirements of the Riverside County Airport Land Use Commission: a) All outdoor lighting proposed as part of the Project shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. b) The following uses shall be prohibited: i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator; ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport;</p>	<p>Project Applicant/Riverside County Building and Safety Department/Riverside County Airport Land Use Commission</p>	<p>M-HM-1 The Riverside County Building and Safety Department shall review implementing grading, building, and occupancy permit applications for compliance with the above-specified requirements of the Riverside County Airport Land Use Commission.</p>

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		<p>iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators; and</p> <p>iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>c) All potential purchasers and/or tenants of the proposed residences shall be provided a copy of the following notice:</p> <p>"Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)"</p> <p>d) Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p>		
NOISE				
<p>34. NOISE EFFECTS ON OR BY THE PROJECT</p> <p>Near-term construction activities would result in less-than-significant impacts to nearby sensitive receptors (based on compliance with the timing restrictions specified in County Ordinance 847), although mitigation measures are identified to reduce construction noise to the greatest</p>	<p>Less than Significant</p>	<p>Mitigation for Construction Noise Impacts:</p> <p>M-N-1 (Condition of Approval 60.Planning 029) Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the</p>	<p>Project County Building Safety/Construction Contractors</p>	<p>Monitoring for Construction Noise Impacts:</p> <p>M-N-1 Prior to grading and building permit issuance, the County Department of Building and Safety shall review grading</p>

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<p>feasible extent.</p> <p>The unmitigated exterior noise levels are expected to exceed the County of Riverside 65 dBA CNEL exterior noise level standards for lots backing onto Charlois Road. This is a significant impact.</p> <p>The future first and second floor interior noise levels at the facade are estimated to range from 57.6 to 66.7 dBA CNEL for homes adjacent to Charlois Road. In order to meet the County of Riverside 45 dBA CNEL interior noise level standard, an interior noise level reduction ranging from 12.6 to 21.7 dBA CNEL is needed. This is a potentially significant impact.</p>		<p>construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors:</p> <ul style="list-style-type: none"> During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities). All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities). All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May. <p>M-N-2 (Condition of Approval 60.Planning.030 Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.</p>	<p>Project County Building Department Applicant/Riverside Planning Department/Riverside County Building and Safety Department</p>	<p>and building plans for the required notes. The Project Applicant shall ensure that the required notes are included in all construction bid documents. Construction contractors shall be required to abide by the notes listed on the grading and/or building plans, and shall permit periodic inspection by Riverside County or its designee.</p> <p>M-N-2 The Project Applicant shall prepare a Construction Haul Route Exhibit, which shall be reviewed by the Riverside County Planning Department to ensure that the proposed haul route location minimizes passage by noise-sensitive land uses. Prior to the issuance of grading or building permits, Riverside County Building and Safety Department shall review grading and building plans to ensure a note is included specifying the required haul route</p>

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		<p>M-N-3 (Condition of Approval 80.Planning.021) Following completion of mass grading activities, and prior to issuance of any building permits, walls shall be constructed in the following locations in order to reduce construction-related noise effects to nearby sensitive receptors:</p> <ul style="list-style-type: none"> • Lots 1 through 8 and 99 through 102 facing Charlois Road on the eastern project boundary; construct a minimum 5-foot noise barrier (wall) along the boundary with Charlois Road; • Lots 8, 9, 35 and 36 facing the northern project boundary; construct a minimum 5-foot noise barrier (wall) along the northern Project boundary; and • Lots 84 and 91 facing the Alegre Vista Road on the western project boundary; construct a minimum 5-foot noise barrier (wall). <p>All required noise barriers may be constructed using masonry block materials. The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout, caulking, or like material.</p> <p><u>Mitigation for Operational Noise Impacts:</u></p> <p>M-N-4 (Condition of Approval 90.Planning.013) Prior to</p>	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>location(s), per the approved exhibit from the Riverside County Planning Department. The Project Applicant shall ensure that all construction bid documents include the approved Construction Haau Route Exhibit.</p> <p>M-N-3 The Project Applicant shall be responsible for ensuring construction of the required noise barriers. The Riverside County Building and Safety Department shall ensure that the required noise barriers have been constructed to the standards Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437.</p> <p><u>Monitoring for Operational Noise Impacts:</u></p> <p>M-N-4 The Riverside County Building and Safety</p>

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		<p>issuance of building permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437, the Riverside County Building and Safety Department shall ensure that homes on Lots 1 through 8 and 99 through 102 have been provided with a "windows closed condition" through the provision of mechanical ventilation (e.g., air conditioning), in combination with standard building construction that includes dual-glazed windows. Specific window recommendations shall be as specified by the Final Noise Study required pursuant to Mitigation Measure M-N-5 once final architectural plans are available and detailed interior noise reduction calculations can be performed based on actual building assembly details. In order to meet the County of Riverside 45 dBA CNEL interior noise standard, the following conditions are anticipated to be required, subject to confirmation by the Final Noise Study required pursuant to Mitigation Measure M-N-6</p> <ul style="list-style-type: none"> ▪ Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning) for Lots 1 through 8 and 99 through 102, facing Charlois Road; ▪ Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2x4 studs or greater, 16" on center with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board. ▪ Provide roof/ ceiling building system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities. 	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>Department shall review future applications for building permits to ensure that homes within Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437 have been provided with a "windows closed condition" and that the other elements specified in Mitigation Measure M-N-4 are required by the proposed building permits, where applicable. The Riverside County Building and Safety Department also shall ensure that all required noise attenuation measures have been constructed prior to the issuance of occupancy permits.</p>
		<p>M-N-5 (Condition of Approval 80.Planning.019) Prior to issuance of building permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437, the Project Applicant shall prepare a Final Noise Study to confirm that the noise attenuation measures specified in Mitigation Measure M-N-4 would achieve the County's 45 dBA CNEL interior noise standard. The Final Noise Study shall finalize the mitigation measures identified in Mitigation Measure M-N-4 using the precise grading plans and actual building design specifications, and shall identify additional mitigation if needed to ensure that the 45 dBA CNEL interior noise standard is met. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene. Prior to the issuance of occupancy</p>	<p>Project Applicant/Riverside County Environmental Health, Office of Industrial Hygiene/Riverside County Building and Safety Department</p>	<p>M-N-5 The Project Applicant shall be responsible for preparing a Final Noise Study as part of future building permit applications. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene prior to the issuance of building permits.</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>PUBLIC SERVICES</p> <p>36. FIRE SERVICES</p> <p>Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented.</p>	<p>Less than Significant</p>	<p>permits for Lots 1 through 8 and 99 through 102, the Riverside County Building and Safety Department shall verify that all noise attenuation measures specified in the Final Noise Study have been constructed.</p>	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>Additionally, the Riverside County Building and Safety Department shall ensure that the required interior noise mitigation features, as specified in the Final Noise Study, have been constructed prior to the issuance of occupancy permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map No. 36437.</p>
<p>37. SHERIFF SERVICES</p> <p>The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department.</p>	<p>Less than Significant</p>	<p>Although Project-related impacts associated with the provision of new or physically altered fire protection facilities would be less than significant, Mitigation Measure M-PS-1 is recommended to ensure compliance with the provisions of the County's DJF Ordinance (Ordinance 659).</p> <p>M-PS-1 (Condition of Approval 10.Planning.009) The Project shall comply with County's Development Impact Fee (DJF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of a certificate of occupancy by Riverside County, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.</p>	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>M-PS-1 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to the issuance of a certificate of occupancy for each residential dwelling unit within Tentative Tract Map No. 36437.</p>
<p>38. SCHOOLS</p> <p>Buildout of the proposed Project would result in an increase in demand for school services as compared to existing conditions.</p>	<p>Less than Significant</p>	<p>Although Project-related impacts associated with of new or physically altered schools would be less than significant, Mitigation Measure M-PS-2 is recommended to ensure compliance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50).</p> <p>M-PS-2: (Condition of Approval 80.Planning.011) The Project shall comply with the Leroy F. Greene School</p>	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>Monitoring shall occur as specified above for Mitigation Measure M-PS-1.</p> <p>M-PS-2 The Riverside County Building and Safety</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>39. LIBRARIES Implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services.</p>	Less than Significant	<p>Facilities Act of 1998 (Senate Bill 50), which requires payment of a school impact fee on a per dwelling unit basis to assist in providing revenue that school districts (including TVUSD) can use to ensure the adequate provision of public education facilities and services to service new development. Prior to the issuance of building permits, the Project Applicant shall pay required impact fees to the TVUSD following TVUSD protocol for impact fee collection.</p>	Department	Department shall ensure that appropriate fees have been paid in accordance with Senate Bill 50 prior to the issuance of a certificate of occupancy for each residential dwelling unit within Tentative Tract Map No. 36437.
<p>40. HEALTH SERVICES The proposed Project would increase the regional population and would thereby result in an increased demand for medical facilities.</p>	Less than Significant	<p>Although Project-related impacts associated with of new or physically altered library facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.</p>	Project Applicant/Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
<p>RECREATION 41. PARKS AND RECREATION Based on the Valley-Wide Recreation & Park District's (VWRPD) goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for between 1.7 and 1.9 acres of park land. Although the Project provides for a 0.9-acre park site, the VWRPD Master Plan indicates that "Where the amount of parkland to be dedicated is less than 5 acres, the developer will be required to pay in-lieu fees" (VWRPD, 2010, p. 28).</p>	Less than Significant	<p>Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.</p>	Project Applicant/Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
<p>TRANSPORTATION AND TRAFFIC 43. CIRCULATION AND TRAFFIC The proposed Project would contribute to a need for traffic improvements at the intersection of Washington Street at Abelia Street under EAPC (2014) conditions. As such, the Project's impact to this intersection is a cumulatively</p>	Less than Significant	<p>Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1. M-R-1 (Condition of Approval 50.Planning.008) Prior to final building inspection, the Riverside County Building and Safety Department shall ensure that the Project Applicant has contributed appropriate in-fees for parkland facilities as required by Section 10.35 of Riverside County Ordinance 460 and the Valley-Wide Parks & Recreation District Master Plan.</p>	Project Applicant/Riverside County Building and Safety Department/	M-R-1 (Condition of Approval 50.Planning 8) Prior to final building inspection, the Riverside County Building and Safety Department shall ensure that the Project Applicant has contributed appropriate in-fees for parkland facilities as required by Section 10.35 of Riverside County Ordinance 460 and the Valley-Wide Parks & Recreation District Master Plan.
<p>TRANSPORTATION AND TRAFFIC 43. CIRCULATION AND TRAFFIC The proposed Project would contribute to a need for traffic improvements at the intersection of Washington Street at Abelia Street under EAPC (2014) conditions. As such, the Project's impact to this intersection is a cumulatively</p>	Less than Significant	<p>M-TR-1 (Condition of Approval 90.Trans.001) In order to address deficient levels of service at the intersection of Washington Street/Abelia Street that occur under EAPC (2014) conditions, the Project Applicant shall participate in the Riverside County Transportation Uniform Mitigation Program (TUMF) (Riverside County Ordinance 824) and the Riverside County Development Impact Fee (Riverside County Ordinance</p>	Project Applicant/Riverside County Building and Safety Department	M-TR-1 Prior to issuance of certificates of occupancy, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS significant impact for which mitigation would be required.	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>659). Project contributions to TUMF and/or DJF would provide a fair-share towards the costs of the following improvements at this intersection that appear warranted under EAPC (2014) conditions:</p> <ul style="list-style-type: none"> ▪ Install a traffic signal. ▪ Construct a 2nd through lane and a dedicated right turn for the northbound leg. ▪ Construct a dedicated left turn lane and a 2nd through lane for the southbound leg. ▪ Construct a through lane for the eastbound leg to connect with a future westbound leg. ▪ Construct a westbound leg with a left turn lane and a shared through-right turn lane. <p>Implementation of the above-listed improvements by Riverside County would improve the LOS at the intersection of Washington Street/Abelia Street to LOS D in the AM peak hour and LOS C during the PM peak hour, and would reduce the Project's cumulative impacts to this intersection to below a level of significance. (Urban Crossroads, 2012, Table 5-4 and p. 61)</p>		with Riverside County Ordinances 824 and 659.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

Tentative Tract Map No. 36437 (TTM 36437) is a Schedule A subdivision of 40.16-acres into 102 single family residential lots on 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acres; on-site public roads (Streets A, B, C, Charlois Road, and Y Road) on 8.1 acres; and 9.98 acres of open space on five (5) lots. Off-site improvements also are proposed as part of the Project, and include offsite portions of Yates Road; off-site portions of Charlois Road; the construction of sewer and water line extensions within Yates Road; the construction of an 18-inch storm drain within Yates Road and southerly within Allegre Vista Road by a distance of approximately 3,000 feet; and improvements off-site along the northern Project boundary to accommodate existing drainage from the property to the north.

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.

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 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. 36437 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36437 Amended No. 2, dated 10/25/13

CHANGE OF ZONE = Change of Zone No. 7794

EXHIBIT L= Tentative Landscape Exhibit

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.

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10. GENERAL CONDITIONS

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.

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)

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

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

Tract Map 36437 is proposing to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies.

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

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

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided in the Environmental Site Assessment (ESA) documentation and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 4 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

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

Noise Study: "Tentative Tract Map No. 36437
Preliminary Noise Study, County of
Riverside, California" dated
July 15, 2013, JN: 08771-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36437 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 27, 2013 (RivCo Industrial Hygienist).

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

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14:04

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Tentative Tract Map 36437 is a proposal for a Schedule "A" residential subdivision of 40 acres including open space lots, an water quality detention basin and a park site in the French Valley area. The project site is located northeast corner of Yates Road and Alegre Vista Road, approximately 1500 feet west of Washington Street and 1500 feet north of Thompson Road.

The property receives offsite stormwater runoff from two storm drains at the northeast corner of the site. The storm drains were constructed as part of a regional drainage plan proposed by Tract Map 30069 (development to the north) and Tract Map 30837, which is located on the east side of Washington Street. The regional plan included channelizing the natural low through the school property all the way to Benton Creek Channel. The District would prefer all the developments in this area to cooperate and coordinate to devise a viable and regional drainage plan to take the stormwater runoff to an adequate outlet in Benton Creek Channel.

The developer proposes an interim drainage solution of allowing tributary offsite to be conveyed to the natural low with a storm drain while taking the mitigated onsite

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

stormwater runoff south to Benton Creek Channel in an interim storm drain in the public right-of-way for Alegre Vista Road. It should be noted that this is an interim storm drain that has been designed to convey only the mitigated stormwater runoff from this development. No hydraulic calculations have been submitted for the proposed storm drain to determine if it can convey the 100-year storm event from the on-site basin to an adequate outlet per the typical District standard. This drainage solution consists of both onsite and offsite storm drain facilities for conveying offsite and onsite drainage flows. It has been determined that the Transportation Department will provide maintenance of said facilities because they are all proposed within the public road right-of-way.

This development would adversely impact the downstream property owners and exacerbate the current flooding situation. The stormwater runoff would increase in flowrate, frequency, and volume with the addition of impervious area associated with this development. While the exhibit shows a water quality detention basin, the calculations have been submitted to the Transportation to verify the adequacy of the size of the basin to reduce peak flow rates in addition to treating for water quality. The basin cannot reduce volume and frequency of stormwater runoff associated with this development. Therefore, the District is requiring the developer to convey the stormwater to an adequate outlet in Benton Creek Channel (along the south side of Shrimp Lane downstream). Since Benton Creek Channel is not a complete system to Murrieta Creek, mitigation for increased runoff will still need to be required for the 2-year, 5-year, and 10-year storm events. Final calculations for the detention basin shall be submitted to the District for review to ensure the mitigation basin has enough storage capacity prior to recordation of the map or the issuance of any grading permits.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley 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 the issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the

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10. GENERAL CONDITIONS

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

fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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

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

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

10.FLOOD RI. 6 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 storm waters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. All drainage facilities outside of the public road right-of-way shall be contained within a drainage easement. 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. 12 MAP INCREASED RUNOFF RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF (cont.) RECOMMND

mitigate the impacts of the development.

10.FLOOD RI. 13 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%
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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

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10.PLANNING. 1 MAP - MAP ACT COMPLIANCE (cont.) RECOMMND

the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 7,200 square feet.
- j. 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.

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

RECOMMND

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

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

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

RECOMMND

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

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

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

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10.PLANNING. 11 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for 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.

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

10.PLANNING. 12 MAP - DESIGN GUIDELINES

RECOMMND

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

10.PLANNING. 13 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels.

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10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 15 MAP-PDA4811 ARCHAEO REPORT

RECOMMND

PDA4811 ARCHAEOLOGICAL/CULTURAL RESOURCES REPORT:
INFORMATIONAL:

County Archaeological Report (PDA) No. 04811 submitted for this project (TR36437) was prepared by Tracy A. Stopes and Brian F. Smith of Brian F. Smith and Associates, and is entitled: "Phase I Archaeological Assessment for the Yates Road Project (TMM36437)," dated August 1, 2013.

This document has been incorporated as part of this project and has been accepted.

According to the report the survey was negative for cultural resources. Hence, there will be no impacts to any cultural resources and no impacts to historical resources or unique archaeological resources per CEQA.

10.PLANNING. 16 MAP-IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

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10.PLANNING. 16 MAP-IF HUMAN REMAINS FOUND (cont.) RECOMMND

provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 17 MAP-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS

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

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

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

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

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

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

* A cultural resources site is defined, for this condition,

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10. PLANNING. 17 MAP-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

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

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

10. PLANNING. 18 MAP - GEO02333 RECOMMND

County Geologic Report (GEO) No. 2333, submitted for this project (TR36437) was prepared by Alta California Geotechnical Inc. and is entitled: "Preliminary Geotechnical Investigation, tentative Tract 30430 (sic), "Yates Road" Project, French Valley Area, County of Riverside, California", dated January 11, 2012.

GEO02333 concluded:

1. The nearest active fault is the Glen Ivy segment of the Elsinore Fault Zone, which is located approximately 6.95 miles to the southwest.
2. The potential for surface rupture at the site is considered remote.
3. The potential for liquefaction to occur onsite is minimal.
4. Seismically induced landsliding is not anticipated to pose a danger to the site.
5. The potential for dry sand settlement onsite to occur is considered low.
6. The site is not within the State of California Tsunami Inundation zone due to the considerable distance from the coastline.
7. The elevated bedrock terrain essentially surrounds the project and it is likely it provides a topographic barrier against inundation from seiches.

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10.PLANNING. 18

MAP - GEO02333 (cont.)

RECOMMND

8.The potential for hydro-collapse to occur at the site will be low and within foundation design tolerances upon the completion of recommended unsuitable soil removals and recompaction.

GEO02333 recommended:

1.The upper portions of the very old alluvial valley deposits are unsuitable to support the proposed fills and/or structures and should be removed and recompacted to project specifications.

2.The highly weathered portions of the phyllite are unsuitable to support the proposed fills and/or structures and should be removed and recompacted to project specifications.

GEO No. 2333 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2333 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

It should be noted that the Alta opinion provided in Section 6.1.6 of their report that a shallower hold down of oversized rock in the upper ten feet is appropriate does not over-ride the County of Riverside requirement and should not be considered approved. Additionally, the proposed rock blanket in Section 6.1.6.1 of the report is not a County approved design and should not be considered approved.

10.PLANNING. 19

MAP - PDP01451

RECOMMND

County Paleontological Report (PDP) No. 1451, submitted for this case (TR36437), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment for CEQA Compliance Review, Impact analysis, and Mitigation Recommendations for TR 36437, Riverside County, California", dated September 1, 2013.

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10.PLANNING. 19 MAP - PDP01451 (cont.)

RECOMMND

PDP01451 concluded:

1.The mapped exposures of phyllite in the topographic higher elevations of the project site along the northwest corner of the propose development are unlikely to yield fossils.

2.Older alluvial valley and alluvial fan deposits on the lower elevations within the project have a moderate to high paleontological resource sensitivity and could yield terrestrial vertebrate fossils during grading and earth-moving activities.

PDP01451 recommended:

1.Implementation of a Paleontological Resources Impact AMitigation Program (PRIMP).

PDP01451 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01451 is hereby accepted for TR36437. A PRIMP shall be required prior to issuance of any grading permit for this project.

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.

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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. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

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

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

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.

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

RECOMMND

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

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

SR-79 (NS) at:
Abelia Street (EW)

Ginger Tree Drive/Street H (NS) at:
Abelia Street (EW)

Washington Street (NS) at:
Abelia Street (EW)

The project shall pay mitigation fees in the form of TUMF and DIF as its fairshare toward cumulative impacts.

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

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

10.TRANS. 8 MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP - SUBMIT FINAL WQMP (cont.)

RECOMMND

detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations.

These documents are available on-line at:
www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a final "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 9

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 3

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any 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.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS

RECOMMND

The constrained areas will conform to the areas mapped as "CDFG Riparian," and are outside the mapped "Project Footprint" on Exhibit 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012 updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes:

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

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

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

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASEMT 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. This includes all maintenance roads and access ramps as well. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

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

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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

Inspection and maintenance of the flood control facilities 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 Transportation Department is willing to provide maintenance for the proposed drainage facilities, then the engineer must obtain and comply with the requisites the Transportation Department would require. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the

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50. PRIOR TO MAP RECORDATION

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

District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7794 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees

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50. PRIOR TO MAP RECORDATION

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

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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

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

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

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

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

50.PLANNING. 24 MAP - ECS NOTE AIRPORT RECOMMND

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

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the west 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE (cont.)

RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

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

RECOMMND

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

approval.

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

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

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in

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50. PRIOR TO MAP RECORDATION

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

interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

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

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

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

50.PLANNING. 33 MAP - ECS PALEO RECOMMND

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

"Portions of this site, as delineated on this ECS map and as indicated in County Paleontological Report PDP01451, has been mapped as having a moderate to high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - ECS PALEO (cont.) RECOMMND

collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

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 Charlois Road and so noted on the final map.

50.TRANS. 3 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. 4 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. 5 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - LIGHTING PLAN

RECOMMND

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

50.TRANS. 7 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 Charlois Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 10 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. 11 MAP - CONSTRUCT RAMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - DEDICATIONS

RECOMMND

Charlois Road (from lot 99 to north project boundary), and streets "G" and "A" are designated LOCAL ROAD and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C." (40'/60')

NOTE: The northerly (off-site) extension of Charlois Road shall be constructed with curb, gutter and sidewalk to existing Ginger Tree Drive as directed by the Director of Transportation.

Charlois Road adjacent to the park is designated ENHANCED LOCAL STREET and shall be improved with 42' full-width AC pavement (22' on the park side and 20' on the east side of the centerline), and 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with modified County Standard No. 104, Section "A", Ordinance 461. (Modified for reduced half-width right-of-way from 33' to 30' and reduced sidewalk from 10' to 8' on the park side.)

NOTE: 1. An 8' concrete sidewalk shall be constructed within the 8' parkway on the park side.

2. A 5' sidewalk shall be constructed on the east side of the centerline at the property line within the 10' parkway.

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

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

50.TRANS. 13

MAP - PART-WIDTH

RECOMMND

Yates Road along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, within a 45' part-width dedicated right-of-way, (30' on the project side and 15' on the opposite side of the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - PART-WIDTH (cont.) RECOMMND

centerline), in accordance with County Standard No. 105, Section "C."

NOTE: A 5' sidewalk, along the project side only, shall be constructed adjacent to the right-of-way line within the 10' parkway.

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

Any off-site easements and/or right-of-way required to provide these improvements shall be the responsibility of the landowner/developer.

or as approved by the Director of Transportation

50.TRANS. 14 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Angus Drive, Brahma Circle, Skyview Road, and Yates Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 15 MAP-LC LNDSCP COMMON AREA MAIN 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP-LC LNDSCP COMMON AREA MAIN (cont.) RECOMMND

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 Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

50.TRANS. 16 MAP - SUBMIT WQMP AND PLANS RECOMMND

A final project specific WQMP, 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 Transportation Department for review and approval. All submittals shall be date stamped by the engineer and include a completed Transportation Department Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.TRANS. 17 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

the project's grading plans and any other improvement plans the selected maintenance entity may require.

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 www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

A separate stockpile permit is required for the import

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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

RECOMMND

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

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

RECOMMND

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

60.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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

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

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

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60.EPD. 2 EPD - NESTING BIRD SURVEY (cont.) RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 3 EPD - BIOLOGICAL MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. Work Plan must include plans for monitoring of all activities that occur within and in proximity to the areas mapped as "CDFG Riparian" on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property" Dated November 16, 2012, updated October 8, 2013 and November 24, 2013. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 EPD - TEMPORARY FENCING RECOMMND

The areas mapped as "CDFG Riparian" and are outside of the mapped project footprint on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012, updated

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD - TEMPORARY FENCING (cont.)

RECOMMND

October 8, 2013 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 8 "Determination of Biologically Equivalent or Superior Preservation Analysis" of the "Biological Technical Report" dated: November 16, 2012 updated October 8, 2013 and prepared by Glenn Lukos Associates Inc. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 EPD - MITIGATION CREDITS

RECOMMND

Mitigation Credits/MMP

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the section 8 Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property." Dated: November 16, 2012, updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc.

Temporary impacts described in the report noted above must be restored to original conditions as described within the DBESP. Restoration of temporary impacts must be addressed by the biologist with a Mitigation Monitoring Plan (MMP) that will be provided to the Environmental Programs Division for review and approval. The MMP shall include but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 6 EPD - PERMANENT FENCING

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "CDFG Riparian," and are outside of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

EPD - PERMANENT FENCING (cont.)

RECOMMND

"Project Footprint" on Exhibit 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012, updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc. shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan.

EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall 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

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

CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER
CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows and each phase must provide mitigation for water quality and increased runoff impacts prior to conveying the onsite stormwater runoff to an adequate outlet as the tract map is conditioned.

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract Map 36437 is located within the limits of the Murrieta Creek/Warm Springs Valley 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.

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

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

60.PLANNING. 7 MAP - SLP GRDNG M-GS-2

RECOMMND

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

1. The angle of the graded slope shall be gradually

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - SLP GRDNG M-GS-2 (cont.)

RECOMMND

adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

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

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

60.PLANNING. 15 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.16 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7794 has been approved and adopted by the Board of Supervisors and [has] [have] been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR RECOMMND

County Paleontological Report (PDP) No. 1451, submitted for this case (TR36437), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment for CEQA Compliance Review, Impact analysis, and Mitigation Recommendations for TR 36437, Riverside County, California", dated September 1, 2013.

PDP01451 concluded the older alluvial valley and alluvial fan deposits on the lower elevations within the project have a moderate to high paleontological resource sensitivity and could yield terrestrial vertebrate fossils during grading and earth-moving activities.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

any recovered fossil material. *Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

60.PLANNING. 23 MAP - MM-AQ-1 SCAQMD RECOMMND

PRIOR TO GRADING PERMIT ISSUANCE the Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors

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60.PLANNING. 23 MAP - MM-AQ-1 SCAQMD (cont.)

RECOMMND

shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

- Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

60.PLANNING. 24 MAP - MM-AQ-2 TITLE 13

RECOMMND

PRIOR TO GRADING PERMIT FINAL INSPECTION the Project applicant is required to provide proof of compliance with California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Prior to grading permit issuance and building permit issuance, the County shall verify that the following note is included on the grading and building plans

-Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction activities at all loading, unloading, and equipment staging areas.

- Project contractors shall be required to ensure

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - MM-AQ-2 TITLE 13 (cont.) RECOMMND

compliance with the note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

60.PLANNING. 25 MAP - MM-AQ-3 LIMITED GRADING RECOMMND

Active grading and ground-disturbing activities shall be limited to a maximum of five (5) acres on any given day.

60.PLANNING. 26 MAP - M-PR-1 PRIMP RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared for review by the Riverside County Planning Department. The PRIMP shall identify monitoring measures for the portions of the Project site that encompass Quaternary sediments (i.e., within the lower elevations of the site). The PRIMP shall identify measures to be undertaken in the event that fossils are discovered, and shall identify the proper laboratory processing and curation for any fossils that may be uncovered during grading of the site. During grading activities within the portion of the site containing Quaternary sediments, a qualified paleontologist shall be present on-site at all times to monitor the ground disturbing activities for the presence of subsurface fossils, as specified in the PRIMP. If suspected paleontological resources (fossils) are encountered during grounddisturbing construction activities, the construction contractor shall temporarily halt ground-disturbing activities within 100 feet of the find until the resource is evaluated by the monitoring paleontologist to assess the significance of the find, and, if necessary, to develop appropriate treatment measures in consultation with the County of Riverside's staff archaeologist and as required by the PRIMP. At the completion of grading activities, a final report shall be prepared that includes the following: dates of site monitoring; results of the monitoring program; a listing of any fossils that were uncovered; and a description of any laboratory and curation activities that were undertaken. The final report shall be provided to the Riverside County Planning Department prior to final grading inspection.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - M-GS-3 OVEREX

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS the applicant shall provide the County for review and approval, all implementing grading plans for compliance with Mitigation Measure M-GS-3 which states:

During Project grading activities within areas of the site containing very old alluvial valley deposits, grading activities shall be monitored by a qualified geotechnical consultant. If very old alluvial deposits with expansion potential are present near final pad grade, and if warranted based on the recommendations of the geotechnical consultant, additional overexcavation shall be required.

60.PLANNING. 28 MAP - ALUC REQ M-HM-1

RECOMMND

Prior to issuance of grading, building, or occupancy permits, as appropriate, the Riverside County Building and Safety Department shall ensure compliance with or implementation of the following requirements of the Riverside County Airport Land Use Commission:

a) All outdoor lighting proposed as part of the Project shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

b) The following uses shall be prohibited:

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

ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport;

iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - ALUC REQ M-HM-1 (cont.)

RECOMMND

incinerators; and

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

c) All potential purchasers and/or tenants of the proposed residences shall be provided a copy of the following notice:

"Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13) (A) "

d) Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

60.PLANNING. 29 MAP - NOISE REQ M-N-1

RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to perspective construction contractors:

- During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - NOISE REQ M-N-1 (cont.)

RECOMMND

consistent with manufacturers' standards.

- The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May.

60.PLANNING. 30 MAP - NOISE HAUL RTE M-HM-2

RECOMMND

Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

70.PLANNING. 2 MAP- MM M-BI-4

RECOMMND

Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Riverside County Transportation Department shall review all proposed landscaping elements to verify that none of the prohibited plant species as identified in Table 6-2 of the MSHCP are included in the plant palette.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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.

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCING

RECOMMND

Prior to the issuance of a building permit, the areas mapped as "CDFG Riparian" and are outside of the "Project Footprint" on Exhibit 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012 updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at

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80.EPD. 1 MAP - PERMANENT FENCING (cont.) RECOMMND

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

80.EPD. 2 MAP - BIO MONITORING REPORT RECOMMND

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

80.EPD. 3 MAP - LIGHTING RECOMMND

Prior to the issuance of building permits, the Environmental Programs Division shall review proposed building plans to ensure that all proposed lighting is directed away from the on- and off-site portions of the Charlois Channel, and shall further ensure that lighting elements would be appropriately shielded to prevent light disturbance within Charlois Channel.

80.EPD. 4 MAP - APPROVED PLANTS RECOMMND

Prior to issuance of building permits, the Environmental Programs Division and/or the Riverside County Transportation Department Landscape Division shall review all proposed landscaping elements to verify that none of the prohibited plant species identified in Table 6-2 of section 6.1.4 of the WRMSHCP.

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

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80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND
plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND
Residential fire sprinklers are required in all one and two family dwellings installed per NFPA 13D 2010 edition.Plans shall be submitted to the Fire Dept. for review and approval prior to installation.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36437 is located within the limits of the Murrieta Creek/Warm Springs Valley 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.

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

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80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT (cont.) RECOMMND

other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

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

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

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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80. PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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80.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.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up

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

RECOMMND

to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

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

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

C. Front yard return walls shall be constructed of masonry

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

slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be vinal, unless facing a street where it shall be block. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

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

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

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

80.PLANNING. 19 MAP- NOISE M-N-4 RECOMMND

The Department of Public Health must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. The exterior unmitigated impact (second stories) for Charlois Road is approximately 67 Ldn Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Charlois Road.

80.PLANNING. 20 MAP - NOISE REQ M-N-1(2) RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on

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80.PLANNING. 20

MAP - NOISE REQ M-N-1(2) (cont.)

RECOMMND

grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to perspective construction contractors:

- During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

- The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May.

80.PLANNING. 21

MAP - NOISE WALLS M-HM-3

RECOMMND

Following completion of mass grading activities, and prior to issuance of any building permits, walls shall be constructed in the following locations in order to reduce construction-related noise effects to nearby sensitive receptors:

- Lots 1 through 8 and 99 through 102 facing Charlois Road on the eastern project boundary: construct a minimum 5-foot

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80.PLANNING. 21 MAP - NOISE WALLS M-HM-3 (cont.) RECOMMND

noise barrier (wall) along the boundary with Charlois Road;

- Lots 8, 9, 35 and 36 facing the northern project boundary: construct a minimum 5-foot m noise barrier (wall) along the northern Project boundary; and

- Lots 84 and 91 facing the Alegre Vista Road on the western project boundary: construct a minimum 5-foot noise barrier (wall). All required noise barriers may be constructed using one of the following materials:

a) Masonry block

The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout, caulking, or like material.

TRANS DEPARTMENT

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

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

- (1) Landscaping along Charlois Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape

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80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Section 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: When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park 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 Transportation Department, Landscape Section that the subject District has approved said plans.

80.TRANS. 3

MAP - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape

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80.TRANS. 3 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIF RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Valley-Wide Recreation and Park District landscape plan set.
- b. HOA landscape plan set(s) for lots 103, 107, A and B.
- c. Typical front yard plan set.
- d. Backyard slopes over 3' landscape plan set.

80.TRANS. 5 MAP - WQMP CONSTRUCTION RECOMMND

The Applicant shall begin construction of all structural BMPs described in the approved project-specific WQMP 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.

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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 - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S

RECOMMND

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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

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.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - QIMBY 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 [___ Recreation and Park District] [County of Riverside Economic Development Agency (EDA) for CSA No. ___].

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 6 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

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90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.16 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. 11 MAP - MITIGATION MONITORING RECOMMND

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

Environmental Assessment No. 42561.

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

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - NOISE MM 2 RECOMMND

1.Five-foot high (noise barriers) masonry block walls shall be constructed along the eastern site boundary (Charlois Road) of lots 1 - 12 of Tentative Tract 36437.

(Height taken from pages 2 and Exhibit 1-A of the

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90.PLANNING. 13 MAP - NOISE MM 2 (cont.)

RECOMMND

Acoustical Report)

These walls shall be erected so that the top of each wall extends at least 5 feet above the pad elevation of the shielded lot. In cases where the road or rail line is elevated above the pad, the wall shall extend at least 5 feet above the highest point between the house and the road.

2.All homes with windows adjacent to Charlois Road shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on lots 1-12 facing Charlois Road.

3.All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.

4.Provide exterior walls with 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.

5.Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.

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 - STREETLIGHT INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHT INSTALL (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

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

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

90.TRANS. 6

MAP- LC LNDSCP INSPECT DEPOSIT

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. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP- LC LNDSCP INSPECT DEPOSIT (cont.) RECOMMND

this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT RECOMMND

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

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 Transportation Department 80.TRANS.3 condition of approval entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.6 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department 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 Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department,

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

Landscape Section shall clear this condition.

90.TRANS. 9 MAP - AS-BUILTS BMP RECOMMND

All structural BMPs described in the approved project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted. The Transportation Department will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots or phase within the map prior to the completion of these tasks.

90.TRANS. 10 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. 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 Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - BMP MAINT AND INSPECTION RECOMMND

The Applicant shall provide proof that a viable maintenance entity has been established. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.



April 1, 2013

Mr. Ryan Thomas
CV Communities, LLC
2850 Red Hill Avenue, Suite 200
Santa Ana, CA 92705

Subject: Tentative Tract Map No. 36437 – Highway 79 Policy Area Compliance

Dear Mr. Thomas:

The firm of Urban Crossroads, Inc. is pleased to submit this letter regarding the proposed Tentative Tract Map No. 36437 ("Project") compliance with the Highway 79 Policy Area.

The 40.16 acre Project is located within the County of Riverside's Highway 79 Policy Area, and is therefore, required to comply with a reduction in proposed development intensity in order to achieve a minimum nine (9) percent reduction in trip generation compared to the RCIP General Plan Buildout traffic model land use designations.

The site is designated as Medium Density Residential, which allows residential densities of two (2) to five (5) units per acre, is assumed in the model that a "mid" range can be developed at 3.5 units per acre. The Highway 79 policy reduces the allowed density on sites within the Policy Area by nine (9) percent of this "mid" range; therefore, on a site designated as MDR2 in the Highway 79 Policy Area, the maximum allowed density would be 3.19 units per acre ($3.5 \times 0.91 = 3.19$). As such, the proposed Project density of 3.19 units per acre is multiplied by the net total acres of 40.16, based on this calculation the proposed Project could develop approximately 128 dwelling units. As shown on Table 1, the 40.16-acre Project site could potentially be developed with a maximum intensity of 128 single family dwelling units. The RCIP land use designation (128 single family detached dwelling units) could potentially generate 1,219 trip-ends per day with 96 AM peak hour trips and 128 PM peak hour trips.

The proposed Project (107 single family detached dwelling units) will generate approximately 1,019 trip-ends per day with 80 AM peak hour trips and 107 PM peak hour trips. As shown on Table 1, the proposed Project results in a reduction that exceeds the minimum nine (9) percent reduction. As such, the proposed Project is in compliance with the trip generation requirements for the Highway 79 Policy Area.

Mr. Ryan Thomas
CV Communities, LLC
April 1, 2013
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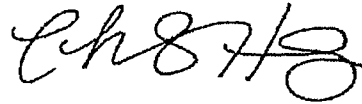
If you have any questions, please contact me directly at (949) 660-1994, extension 204.

Respectfully submitted,



Aric Evatt, PTP
Principal

JN:08066-05 Letter



Charlene Hwang, PE
Senior Transportation Engineer