

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

712B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
September 17, 2014

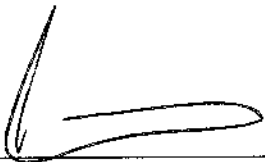
**SUBJECT:** TENTATIVE TRACT MAP NO. 36536 – Applicant: CV Communities, LLC - Engineer/Rep.: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above-referenced case acted on by the Planning Commission on September 17, 2014.

The Planning Department Recommended Approval; and,  
**THE PLANNING COMMISSION APPROVED BY A 5-0 VOTE:**

(Continued on next page)


  
\_\_\_\_\_  
Juan C Perez  
TLMA Agency Director/Interim  
Planning Director

JCP:ms

D.M.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	


<b>SOURCE OF FUNDS:</b> Deposit based funds	<b>Budget Adjustment:</b>
	For Fiscal Year:

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Tina Grande  
**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: October 7, 2014  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: | District: 3/3 | Agenda Number:

1-2

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**FIND** that **NO FURTHER CEQA** is required pursuant to CEQA Guidelines Section 15182; and,

**APPROVE TENTATIVE TRACT MAP NO. 36536**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

Tentative Tract Map No. 36536 is a Schedule "A" subdivision of 29.55 acres into 84 detached single family lots, a water quality and detention basin lot, and four lettered open space lots distributed throughout the project area. The residential aspect of the development will encompass 11.60 acres of the project area and have a minimum lot size of 5,000 square feet. The proposed detention and drainage basin will be located on the northern section of the project area located on the corner of Brussels Street and Leon Road and encompass 0.55 acres. The area on the west side of Leon will be partly basin, features maintained by Flood Control, and partly an open space park area with landscaping in both the basin and the park maintained by a Community Services District (CSD). All basins on the east side of Leon will be maintained by the Home Owners Association (HOA). The proposed open space areas of the project will be landscaped, irrigated and labeled lot A (0.65 acres) lot B (0.05 acres), lot C (0.03 acres), and lot D (0.97 acres).

The project is located in the Southwest Area Plan of Western Riverside County and is within the Quinta Do Lago Specific Plan. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION STAFF REPORT**

## Barton, Karen

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**From:** Nanthavongdouangsy, Phayvanh <PNANTHAV@rctlma.org>  
**Sent:** Tuesday, October 07, 2014 11:53 AM  
**To:** Barton, Karen  
**Cc:** Straite, Matt  
**Subject:** RE: Oct 7 BOS Planning Land Use Items

Hi Karen,

For item 1.2, Matt says the applicant can file the NOD today.

-Phayvanh

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**From:** Barton, Karen [<mailto:KLBarton@rcbos.org>]  
**Sent:** Tuesday, October 07, 2014 8:31 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Cc:** Straite, Matt  
**Subject:** RE: Oct 7 BOS Planning Land Use Items

Thank you I will add to the back up!

Best wishes,

*Karen Lynn Barton*

Karen L Barton  
Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-9864

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**From:** Nanthavongdouangsy, Phayvanh [<mailto:PNANTHAV@rctlma.org>]  
**Sent:** Tuesday, October 07, 2014 8:21 AM  
**To:** Barton, Karen  
**Cc:** Straite, Matt  
**Subject:** RE: Oct 7 BOS Planning Land Use Items

Hi Karen

I have one support letter for item 16.1 CZ7832. Please see attachment.

Thank you,  
Phayvanh

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**From:** Barton, Karen [<mailto:KLBarton@rcbos.org>]  
**Sent:** Monday, October 06, 2014 10:14 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** RE: Oct 7 BOS Planning Land Use Items

You're welcome!



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez  
Interim Planning Director

Original Negative Declaration/Notice of  
Determination was returned to County  
Clerks for posting on

10/7/14  
Date

kb  
Initial

## NOTICE OF DETERMINATION

via owner (kyan)  
CV communities

TO:  Office of Planning and Research (OPR) P.O. Box 3044  
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department

County of Riverside County Clerk

4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 15182 of Title 14, California Code of Regulations (CEQA Guidelines)

Project Title/Case No.: TR36536

Project Location: In the unincorporated area of Riverside County. The project is located in the Southwest Area Plan of Western Riverside County and is within the Quinta Do Lago Specific Plan, Specific Plan 284. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

Project Description: The Project proposes a Schedule "A" subdivision of the 26.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: CV Communities, 1900 Quail Street, Newport Beach, CA 92660

Based upon CEQA Guidelines section 15182, EIR 371 was certified in connection with approval of Specific Plan 284. The project is a residential project consistent with and in conformity with Specific Plan 284, and none of the requirements of CEQA Guidelines section 15162 are applicable. Substantial changes are not proposed in the project which will requirement a major revision to the EIR 371. The project, TR 36536, proposes a reduction in the allowable density that is permitted within Planning Area 6 of Specific Plan 284 (from 101 to 84 residential units). The project would not involve any new environmental effects or a substantial increase in the severity of previously identified physical impacts or operational intensity.

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

1. The project will not have a significant effect on the environment.
2. The project, as a residential project, is consistent with and in conformity with a specific plan, which was adopted in connection with a certified EIR.
3. A statement of overriding considerations was not adopted for the Project.
4. Findings were made pursuant to the provisions of CEQA.

Matt Straite  
County Contact Person

(951) 955-8631  
Phone Number

*[Signature]*  
Signature

Board Assistant  
Title

10/7/14  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

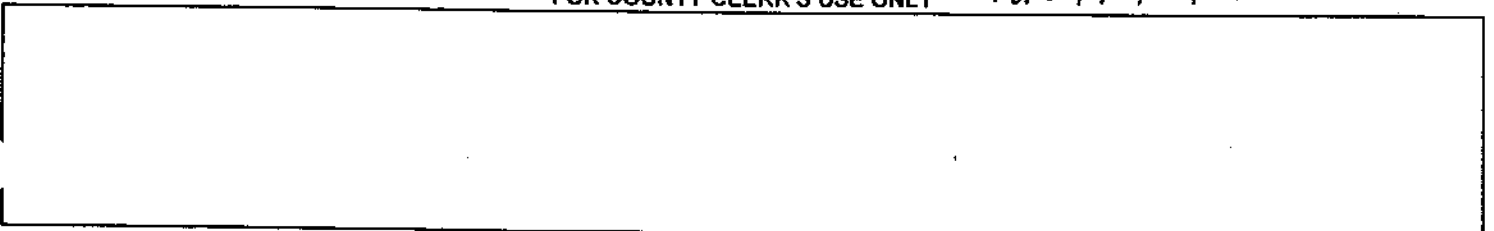
Please charge deposit fee case#: ZEA

ZCFG No.

- County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

10.07.14 1-2



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1302393

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

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

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

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

Received from: SMITH ADAM \$50.00  
paid by: CK 00010966  
CFG FEE FOR TR36536  
paid towards: CFG05961 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 18, 2013 12:25  
MGARDNER posting date Mar 18, 2013

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

*Clerk's Original*

**Juan C. Perez**  
*Interim Planning Director*

712B

**DATE: September 17, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office** *D.M.*

**SUBJECT: Tentative Tract Map No. 36536**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action (Receive & File; EOT)
  - Labels provided if Set For Hearing
    - 10 Day  20 Day  30 day
  - Place on Consent Calendar
  - Place on Policy Calendar (Resolutions; Ordinances; PNC)
  - Place on Section Initiation Proceeding (GPIP)
  - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
  - Publish in Newspaper:
    - \*\*SELECT Advertisement\*\***
    - \*\*SELECT CEQA Determination\*\*
      - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial:  YES  NO

**Designate Newspaper used by Planning Department for Notice of Hearing: NA**

**Documents to be sent to County Clerk's Office for Posting within five days:**  
NOD

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**3 Extra sets were taken to:  
Clerk of the Board**

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 17, 2014**

**I. AGENDA ITEM 4.1**

**TENTATIVE TRACT MAP NO. 36536** – No New Environmental Documents Required - Applicant: CV Communities, LLC - Engineer/Representative: Ed Lenth – Third/Third Supervisorial District - Rancho California Zoning District – Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan – The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street – 29.55 acres – SP Zone. (Quasi-judicial)

**II. PROJECT DESCRIPTION:**

The Project is a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin lot and four lettered open space lots.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

- Adam Smith, 1900 Quail St., Newport Beach, (949) 466-9604 spoke in favor of the proposed project.
- No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: **Closed**

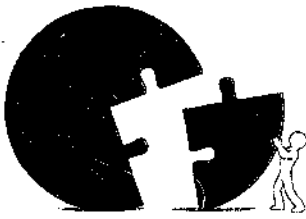
Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Sloman

A vote of 5-0,

**FOUND TENTATIVE TRACT MAP NO. 36536** is exempt from the provisions of CEQA; and

**APPROVED TENTATIVE TRACT MAP NO. 36536**, as modified at hearing.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Juan C. Perez*  
*Interim Planning Director*

**MEMORANDUM**

To: Planning Commission

From: Matt Straite, project planner

**RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 4.1- TR36536**

*Condition of Approval Edits*

Planning is proposing a revision to Condition of Approval No. 60.PLANNING.32. The condition revision is shown in redline strikeout below:

~~The Land Divider or successor in interest shall Prior to the issuance of a rough grade permit, the Land Divider/Permit Holder will pay an additional fee for future park facilities in the community. The fee will be calculated at to the County of Riverside \$2,500 per unit payable to the County of Riverside and must be paid on the entire tract, prior to the issuance of a rough grade permit. for future park facilities in the community. Note that this fee is in addition to the required Quimby fee required in conditions 50.PLANNING.08 and 90.PLANNING.03.~~

*Additional Submitted Letter*

Staff received a letter from a neighbor (attached) Mr. and Mrs. Ravanelli, indicating that due to water shortages, new homes are not appropriate in their opinion. In response, the applicant has provided a San 53 letter addressing the ability of the local water purveyor's ability to provide water to the project.

*CEQA Document Revision*

The Staff Report Package included a Notice of Exemption. This document was drafted in error. The appropriate document for the project should be a Notice of Determination. The appropriate document is attached and the NOE should be disregarded.



**Donald M. Ravanelli  
Rosemarie T. Ravanelli  
36435 Cognac Street  
Winchester, CA 92596  
951-926-0565  
drravanelli@comcast.net**

**August 16, 2014**

**Att: Matt Straite**

**In reference to "Tentative tract marno. 36536", I would like to add a few comments. Daily we are subjected to water shortage rationing plans, rate hikes due to water shortages and the like. Now we have a plan to put 82 more new homes in our area? That seems like a counterproductive issue to be thinking about right now. It is not a good idea, adding 82 homes that will not be able to water the lawns (that their HOA will insist upon having) and all the added water use, sewer use, etc.**

**I just want to add my name to whatever list of people you have that are against this plan at this time.**

**Thanks,**

A handwritten signature in black ink, appearing to read "DM Ravanelli", written in a cursive style.

**Donald M. Ravanelli**

Agenda Item No.: 4.1  
Area Plan: Southwest Area Plan  
Zoning District: Rancho California  
Supervisory District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: September 17, 2014

TENTATIVE TRACT MAP 36536  
CEQA EXEMPT  
Applicant: CV Communities, LLC.  
Engineer/Representative: Adam Smith

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36536 is a Schedule "A" subdivision of 29.55 acres into 84 detached single family lots, a water quality and detention basin lot, and four lettered open space lots distributed throughout the project area. The residential aspect of the development will encompass 11.60 acres of the project area and have a minimum lot size of 5,000 square feet. The proposed detention and drainage basin will be located on the northern section of the project area located on the corner of Brussels Street and Leon Road and encompass 0.55 acres. The proposed open space areas of the project will be landscaped, irrigated and labeled lot A(0.65 acres) lot B(0.05 acres), lot C(0.03 acres), and lot D(0.97 acres).

The project is located in the Southwest Area Plan of Western Riverside County and is within the Coto-Do Lago Specific Plan. Specifically, the project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street.

### SITE BACKGROUND:

The previous property owner, Barratt American Incorporated, proposed Tentative Tract Map(TR) 33170 which focused on a Schedule "A" condominium subdivision of 20.80 acres into 23 multi-family lots, 132 units (generally in 5 pack clusters), one park/private recreation site (lot 24), 34 lettered lots for private road easements, and a designated open space drainage area. The site was previously graded for TR33170.

### ISSUES OF POTENTIAL CONCERN:

#### *Lot A*

The open space area labeled as "Lot A" is a specific concern for the proposed residential project. The "Lot A" open space area is located between a block wall and the property line of the eastern section of the project area. The site plans revised on May 5, 2014 proposed "Lot A" as a 24 foot easement for fire and emergency worker access. The issue of concern with this open space area not only focuses on service and maintenance but it also has the potential to be a focal point for nefarious activity. In addition, the Development Review Team (DRT) raised the issue of how the "V" shaped ditch behind "Lot A" will be maintained and recommended that an alternative design be submitted in order to address the issue.

#### *Basin/Park west of Leon Road (Planning Area 5)*

The parcel to the west of Leon Road, Planning Area 5 (PA5) has a long history. The actual proposed map is within Planning Area 6 (PA6) on the east side of Leon Road; the park/ basin shown on the map west of Leon Road is within PA5. While the property in PA5 features a different APN number than PA6, they are still technically the same legal lot. Thus, this map proposes to make PA5 a legal lot. Agreements have been arranged to give PA5 to the owner of the commercial site northwest of the applicant's property.

The Specific Plan calls for a park on PA5. During the development of the Specific Plan, which almost build out, and during the development of neighboring maps in the area, the Flood Control District permitted PA5 to be used as a temporary basin while a long term solution to area drainage was sought. The District has indicated that no such solution will be implemented in the near future, thus the basin in PA5 must remain. In order to find that TR36536, one of the last residential developments in the Specific Plan, is consistent with the Specific Plan, PA5 must be a park. However, Flood Control still needs the site to be a basin.

The Valley Wide Park and Recreation District has been very cooperative with staff (see attached letter), however, the site has many constraints. Between the requirement for a basin, and a limitation on physical construction or footings based on an easement under most of the site, the park could not be constructed to Valley Wide standards. They require playground equipment, parking, restrooms, etc. The applicant has been very helpful, working with staff, Flood Control, Valley Wide, and Transportation to address this concern. The solution presented on the map and in the conditions of approval is to reduce the basin to the smallest possible size, landscape the basin, require the applicant to plant turf on the remaining site, and require the applicant to work with the County to create a CFD/LLMD for the site to assure long term maintenance of PA5 (not including the BMP structures in the basins). While this does not create a grand park with fields and playgrounds, as envisioned in the Specific Plan, it does assure that active recreation in the form of sports practice and general recreation can happen on the site, thus assuring consistency with the park requirement in the Specific Plan.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2.
2. Surrounding General Plan Land Use (Ex. #5): Commercial/ Business Park to the north, Medium High Density Residential (MHDR) to the east, Commercial Retail (CR) to the west, Business Park (BP), and Light Industrial (LI) to the south. Most these designations are reflected in Specific Plan No. 284A2.
3. Existing Zoning (Ex. #2): Specific Plan (SP): (SP# 284: Quinto Do Lago).
4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north and east, Specific Plan and Scenic Highway Commercial (C-P-S) to the west, and Specific Plan (SP), Rural Residential (R-R) and Manufacturing-Service Commercial (M-SC) to the south.
5. Existing Land Use (Ex. #1): The project area is currently vacant, but graded.
6. Surrounding Land Use (Ex. #1): Located to the north are single family homes, to east are single family homes and an open space recreation area, to the west is a commercial shopping center, and a self-storage facility to the south.
7. Project Data: Total Acreage: 29.55 Gross Acres  
Total Proposed Residential Lots: 84

Proposed Min. Lot Size: 5,000 square feet  
Schedule: A

8. Environmental Concerns:

The project is CEQA exempt.

**RECOMMENDATIONS:**

**FIND** that **TENTATIVE TRACT MAP NO. 36536** is exempt from the provisions of CEQA pursuant to CEQA Guidelines section 15182; and

**APPROVE** **TENTATIVE TRACT MAP NO. 36536**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2.
2. The project site is located within the Highway 79 Policy Area of the Southwest Area Plan and is consistent with the policy because the total unit count (84) is less than the 9% below midpoint (MHDR is 5-8 du/ac, the midpoint is 6.5 du/ac, the project is proposing residential on about 16 [minus the basins, parks and BMP's] acres would permit, the midpoint of which would be 104 units, 9% less would be 95, the project is proposing 84 total units, thus determining consistency).
3. The proposed project is located within an area of the Specific Plan that is designated Medium High Density Residential (MHDR) which permits between 5-8 du/ac. While the total project site is 29.55, the total residential acreage is about 16 (minus the basins, parks and BMP's). The 84 units proposed is within the density range permitted with basins and BMP features subtracted.
4. The improvements proposed within Planning Area 5 qualify as the park use required in the Specific Plan Planning Area 5 because they will have turf capable of supporting sports practice and other forms of active recreation.
5. The proposed residential use with a minimum of lot size of 5,000 square feet is consistent with Planning Area 6 designation of the Quinto Do Lago Specific Plan and all other aspects of the Specific Plan.
6. The proposed project is consistent with the policies and vision of the General Plan, because the project is consistent with the Specific Plan, and the Specific Plan is consistent with the General Plan. The Specific Plan was approved in 2001, which pre-dates the General Plan revision of 2003. At the time the General Plan was revised in 2003, the Menifee North Specific Plan was incorporated into the General Plan.
7. The project site is surrounded by properties which are designated Specific Plan(SP) to the north and east, Specific Plan(SP) and Scenic Highway Commercial(C-P-S) to the west, and Specific Plan(SP) and Manufacturing-Service Commercial(M-SC) to the south.
8. The zoning for the subject site is Specific Plan(SP): (SP# 284: Quinto Do Lago).

9. The project site is surrounded by properties which are zoned Specific Plan(SP) to the north and east, Specific Plan and Scenic Highway Commercial(C-P-S) to the west, and Specific Plan(SP), Rural Residential(R-R), and Manufacturing-Service Commercial(M-SC) to the south.
10. The proposed project, as reviewed by staff, is consistent with all requirements of Ordinance No. 348.
11. Within proximity of the project area, to the north and east are single family homes, to the west a commercial shopping center, and a small business park and self-storage facility located to the south.
12. The portion of the project site that is within Planning Area 5 is within Western Riverside County Multiple Species Habitat Conservation Plan Criterion Cell No. 5677. A Habitat Acquisition and Negotiation Strategy (HANS1058) review was completed as part of CUP03467. No conservation was required and the portion within Planning Area 5 was determined to be consistent with the MSHCP (see attached letter). The rest of the project site was not within a Criteria Cell.
13. This project is within the City Sphere of Influence of Temecula. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
14. The project area is not located within a CAL FIRE state responsibility area or a very high fire hazard zone.
15. The Airport Land Use Commission, in their letter dated march 5, 2014 found:
  - a. The proposed land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use.
  - b. The project is located within an area below 55 CNEL from aircraft noise impacts.
  - c. The project is not located beneath or near the extended centerline of the runway.
  - d. The project's design is influenced by drainage requirements beyond the boundaries of the project itself that impact the density.
16. CEQA Guidelines § 15182, Residential Projects Pursuant to a Specific Plan, provides a statutory exemption for residential projects undertaken pursuant to a specific plan, provided the project meets the requirements specified in §15182.
  - TR 36536 is located within an approved Specific Plan for which an EIR was certified after January 1,1980. TR 36536 involves improvements in Planning Areas 5 and 6 of the Quinta do Lago Specific Plan (SP 284), which was approved by the Riverside County Board of Supervisors in 1994. Concurrent with approval of SP 284, Riverside County also certified EIR No. 371 (SCH No. 19900021097).
  - TR 36536 is fully consistent with SP 284. The area planned for residential subdivision by TR 36536 is located within Planning Area 6 of SP 284, which is designated "Medium High Density Residential" and allows minimum 4,500 s.f. lot sizes and a maximum of 101 dwelling units. TR 36563 proposes 4,500 s.f. minimum lot sizes and only 84 dwelling units (17 fewer units than allowed by SP 284). Additionally, SP 284 designates Planning Area 6 "Community Park" and a Mitigated Negative Declaration (EA 41966) approved in 2009 analyzed its use as a regional detention basin. As proposed by TR 36536 and consistent

with SP 284, Planning Area 6 would function as a detention basin and offer passive recreation areas.

- TR 36536 consists of a land subdivision. TR 36536 is a Schedule "A" subdivision of approximately 21.97 acres of land covering SP 284's Planning Area 5. No discretionary approvals would be required to construct and operate the detention basin/park in Planning Area 6 if it were to be developed independently of Planning Area 5; thus, if these improvements were not required in support of TR 36536, they would not be considered a "project" as defined by CEQA and would be exempt from further CEQA review.
- The proposed residential use with a minimum of lot size of 5,000 square feet is therefore consistent with Planning Area 6 designation of the Quinto Do Lago Specific Plan and all other aspects of the Specific Plan.
- None of the events or circumstances described in CEQA Guidelines § 15162 have occurred.

Specifically:

- Substantial changes are not proposed in the project which will require a major revision to EIR 371 due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects. All areas planned for physical disturbance as part of TR 36536 were fully accounted for in EIR 371, which assumed full build out of Planning Areas 5 and 6. Planning Area 5 was subsequently evaluated in an Addendum to EIR 371 (EA 39827) approved in 2005, and Planning Areas 5 and 6 were subsequently evaluated by a Mitigated Negative Declaration (EA41966), approved in 2009. Currently proposed TR 36536 calls for a reduction of development intensity in Planning Area 5 (from 101 to 84 residential lots), and implementation of the approved park/detention basin land use in Planning Area 6. Thus, the project would not involve any new environmental effects or a substantial increase in the severity of previously identified significant effects associated with physical impacts or operational intensity beyond what was evaluated, disclosed, and mitigated for in EIR 371.
- There are no substantial changes in the circumstances under which the project would be undertaken that would require major revisions to EIR 371 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project site is surrounded by approved specific plans, the majority of which are developed; Planning Area 6 is already graded; and Planning Area 5 is already partially developed as a detention basin. TR 36536 proposes 17 fewer residential lots than allowed in Planning Area 6 and none of the project's technical studies disclose impacts requiring additional mitigation. There are no changed circumstances associated with implementation of SP 284's Planning Areas 5 and 6 that would result in new or more severe significant effects to the environment, beyond what was evaluated, disclosed, and mitigated for in EIR 371.
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR 371 was certified, which would result in new or

more severe environmental effects to the environment. As noted above, TR 36536 would not create any physical impacts beyond what was assumed in EIR 371. TR 36536 calls for 17 fewer residential lots than allowed in Planning Area 6 by SP 284, which would lessen previously disclosed operational impacts. Planning Area 6 is already graded, a portion of Planning Area 5 is already developed as a detention basin, and there are no conditions in the remaining portion of Planning Area 6, such as the emergence of sensitive biological resources, which would result in new or more severe impacts beyond what was evaluated, disclosed, and mitigated for in EIR 371.

- There are no mitigation measures or alternatives which were previously found to be infeasible but that would, in fact, be feasible and substantially reduce one or more significant environmental effect. No mitigation measures pertaining to Planning Areas 5 and 6 were previously found infeasible. The alternatives discussed in EIR 371 pertained to the entire SP 284 area and are precluded from being feasibly considered because a majority of SP 284 is built out.
- There are no mitigation measures or alternatives which are considerably different from those analyzed in EIR 371 that would substantially reduce one or more significant effects on the environment. TR 36536 would implement the adopted Quinta do Lago Specific Plan. No additional mitigation measures are required. There are no alternatives to the development of Planning Areas 5 and 6 that would substantially reduce environmental effects. Planning Area 6 is already graded for residential development and a portion of Planning Area 5 already contains a detention basin.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Medium High Density Residential (MHDR), Parks (P), and Meadows/Greenbelt as reflected in Specific Plan No. 284A2, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).
7. The project is consistent with the requirements of the Airport Influence Area and the French Valley Airport Master plan.

8. The proposed project will not have a significant effect on the environment.
9. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

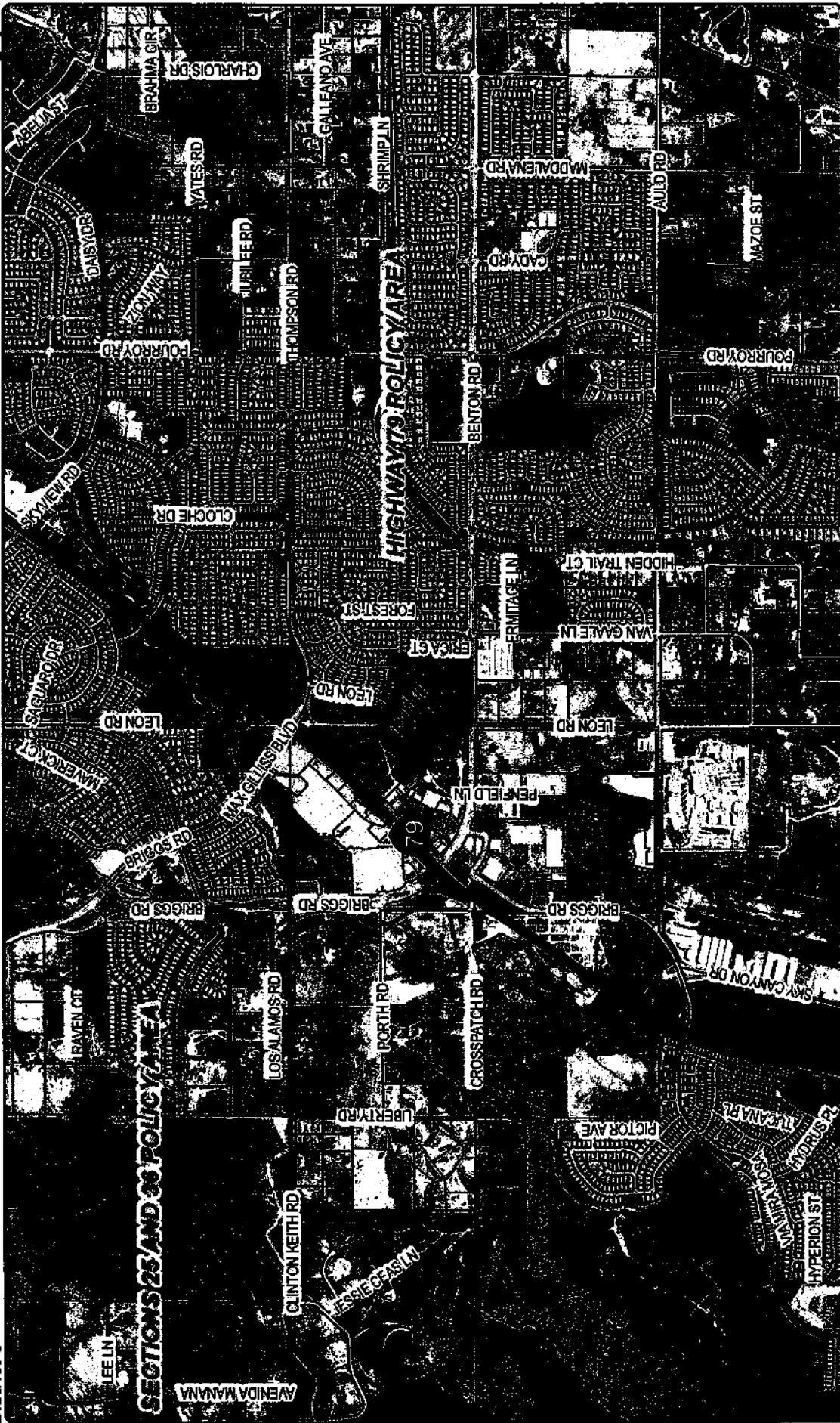
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
  - b. A high fire or state responsible fire area
3. The project site is located within:
  - a. The city of Temecula sphere of influence;
  - b. A low liquefaction area
  - c. The boundaries of the Temecula Valley School District;
  - d. The Valley Wide Recreation and Parks District; and,
  - e. Highway 79 Policy Area
4. The subject site is currently designated as Assessor's Parcel Numbers 963-060-121, 963-100-003, 963-100-004.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR36536**  
**VICINITY/POLICY AREAS**

Date Drawn: 07/25/2014  
 Vicinity Map  
 Author: Vinnie Nguyen

Supervisor Stone  
 District 3



Assessors Bk. Pg. 963-10  
 Thomas Bros. Pg. 929 C1  
 Edition 2014

Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 6



DISCLAIMER: On October 7, 2000, the County of Riverside adopted a "Smart Growth" policy. This policy is intended to guide the County's land use decisions. The County is not responsible for the actions of private parties. The County is not responsible for the actions of private parties. The County is not responsible for the actions of private parties. The County is not responsible for the actions of private parties.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36536

Date Drawn: 07/25/2014

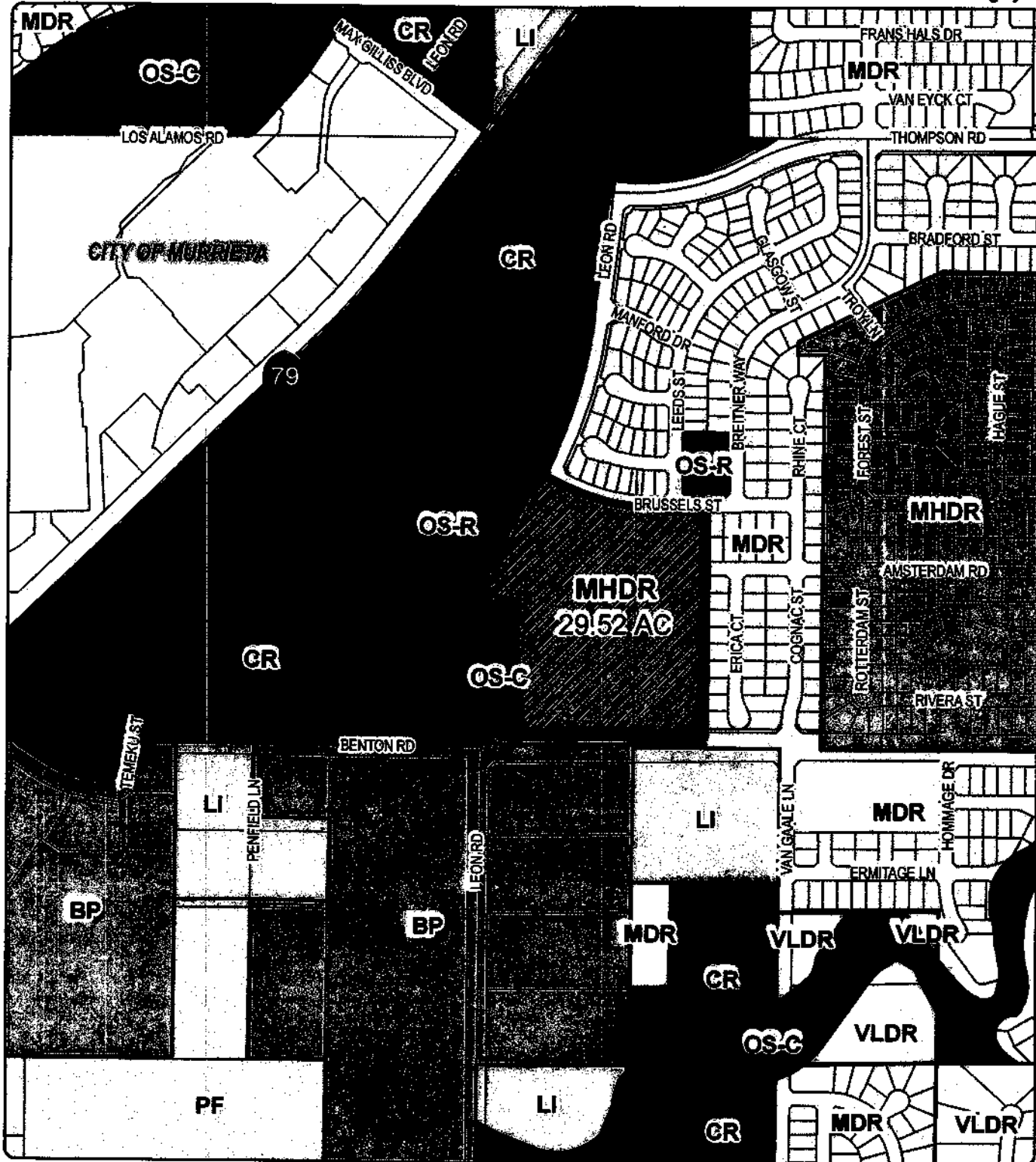
Exhibit 5

Supervisor Stone

District: 3

### EXISTING GENERAL PLAN

Author: Vinnie Nguyen



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 6

Assessors Bk. Pg. 963-10  
Thomas Bros. Pg. 929 C1  
Edition 2014



**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-2200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
TR36536

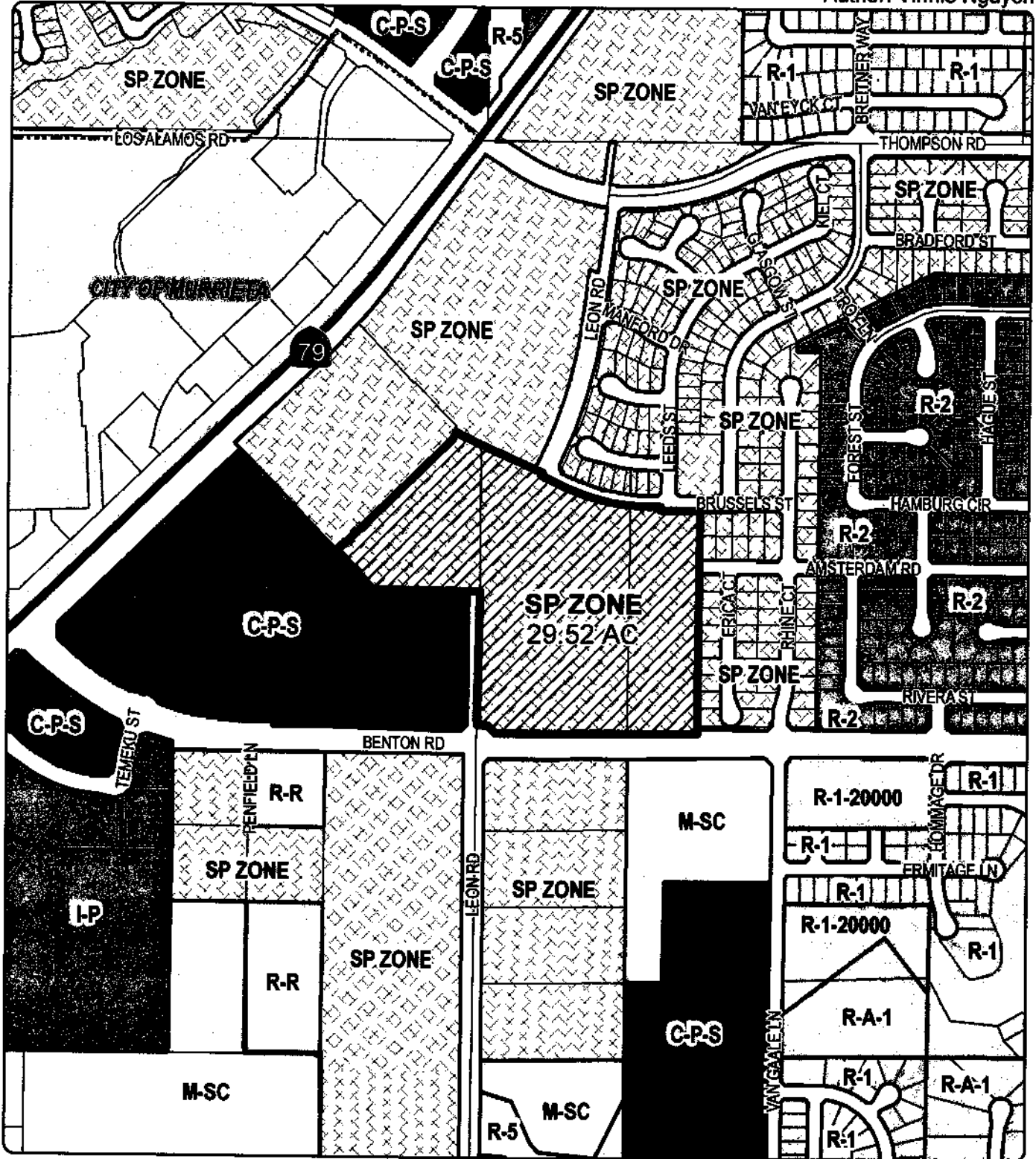
Date Drawn: 07/25/2014

Exhibit 2

Author: Vinnie Nguyen

Supervisor Stone  
District 3

EXISTING ZONING



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 6

Assessors Bk. Pg. 963-10  
Thomas Bros. Pg. 929 C1  
Edition 2014

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.culbca.org>



0 300 600 1,200 1,800



Feet

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36536

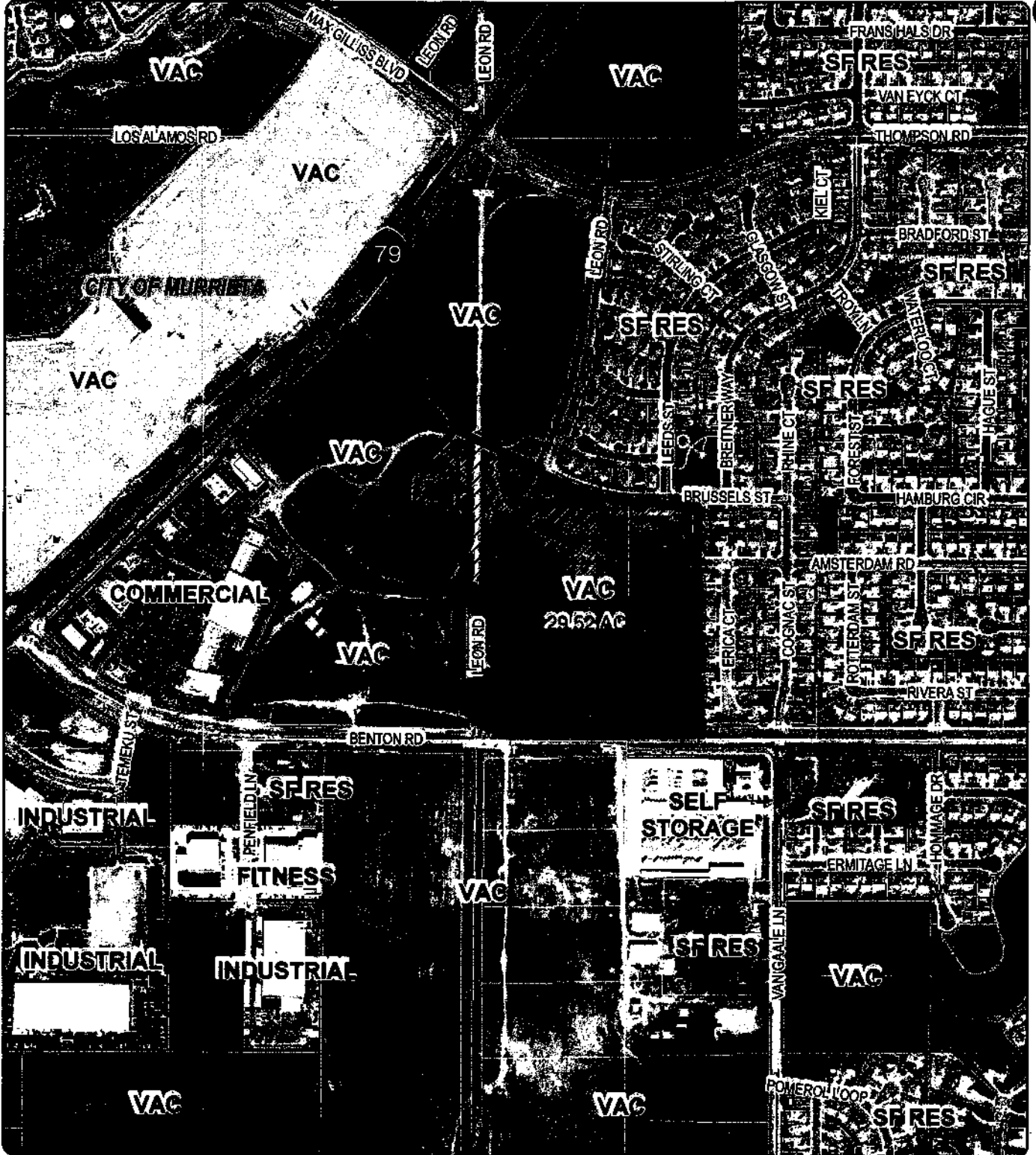
### LAND USE

Date Drawn: 07/25/2014

Exhibit 1

Author: Vinnie Nguyen

Supervisor Stone  
District 3



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 6

Assessors Bk. Pg. 963-10  
Thomas Bros. Pg. 929 C1  
Edition 2014



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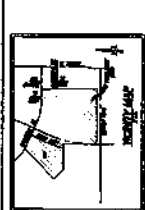


Feet

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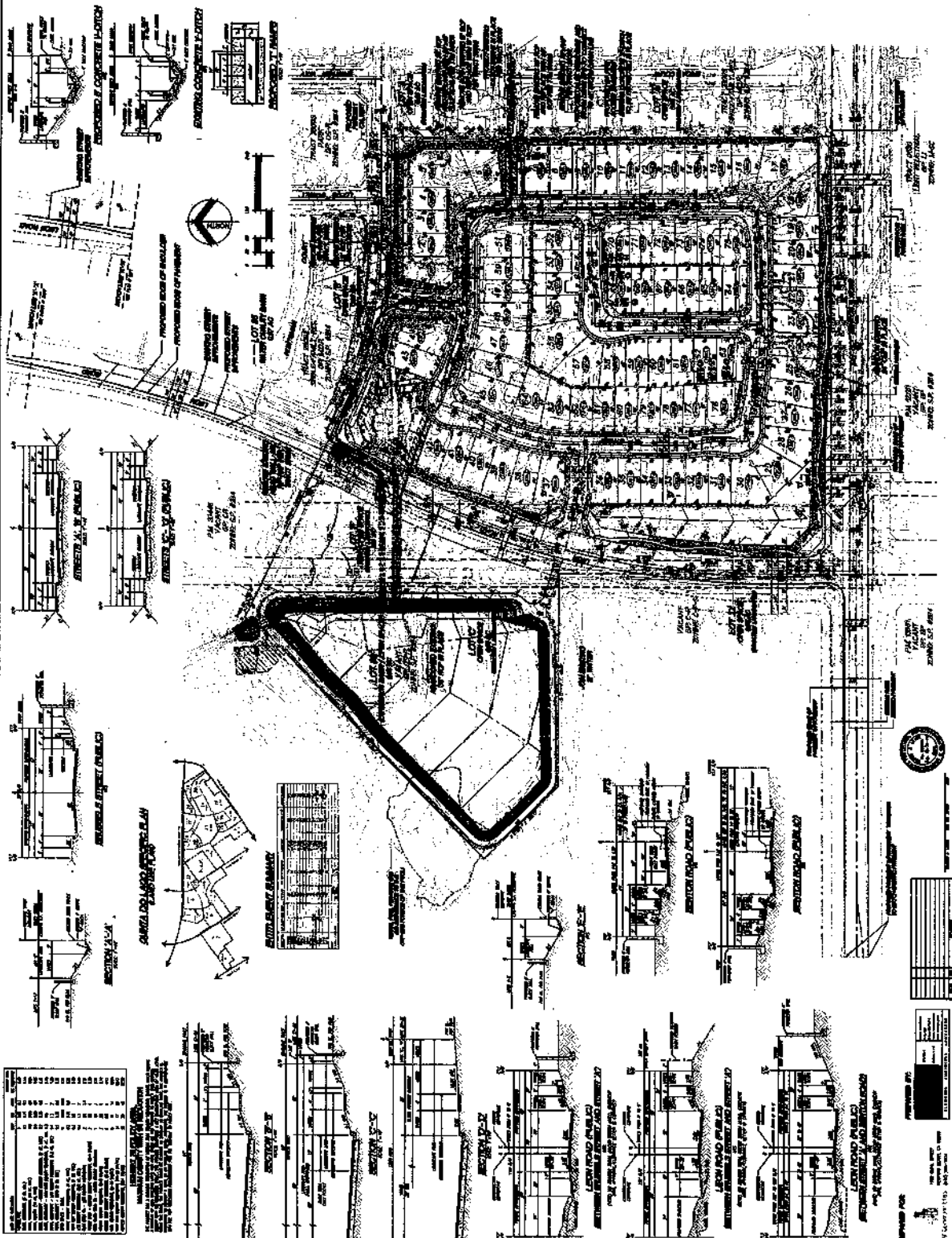
AMENDED NO. 1  
 SCHEDULE W  
 TERRA DEL REY  
 TENTATIVE TRACT NO. 965396  
 TENTATIVE TRACT MAP  
 COUNTY OF RIVERSIDE STATE OF CALIFORNIA

GENERAL NOTES: THE TRACT MAP IS A TENTATIVE MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE COUNTY CLERK AND THE SUPERVISOR OF THE COUNTY OF RIVERSIDE. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE ACQUISITION OF ANY INTEREST IN REAL PROPERTY. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE DETERMINATION OF THE RIGHTS OF ANY PERSON OR ENTITY. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE DETERMINATION OF THE RIGHTS OF ANY PERSON OR ENTITY. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE DETERMINATION OF THE RIGHTS OF ANY PERSON OR ENTITY.



LEGEND: THIS TRACT MAP IS A TENTATIVE MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE COUNTY CLERK AND THE SUPERVISOR OF THE COUNTY OF RIVERSIDE. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE ACQUISITION OF ANY INTEREST IN REAL PROPERTY. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE DETERMINATION OF THE RIGHTS OF ANY PERSON OR ENTITY. THE TRACT MAP IS NOT TO BE USED AS A BASIS FOR THE DETERMINATION OF THE RIGHTS OF ANY PERSON OR ENTITY.

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REVISIONS:

NO.	DATE	DESCRIPTION
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10		

APPROVED BY: [Signature]

DATE: [Date]

SCALE: [Scale]

PROJECT NO. [Project No.]

DATE OF ISSUE: [Date of Issue]

DATE OF EXPIRATION: [Date of Expiration]

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL**

**RIVERSIDE COUNTY PLANNING DEPARTMENT** **RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

Airport Land Use Commission  
Received  
**SEP 25 2013**

DATE: September 20, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health - Industrial Hygiene  
Riv. Co. Flood Control-Kevin Tsang  
Riv. Co. Fire Department  
Riv. Co. Building & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division

• P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Surveyor-Bob Robinson  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Valleywide Recreation & Parks Dist.

ALUC-John Guerin  
3<sup>rd</sup> District Supervisor-Stone  
3<sup>rd</sup> District Planning Commissioner-Petty  
Temecula Unified School District  
Eastern Municipal Water District  
Southern California Edison  
Southern California Gas Co.

**TENTATIVE TRACT MAP NO. 36536 - EA42584 - Applicant: CV Communities LLC. - Engineer/Rep.: Ed Lenth - Third/Third Supervisorial District - Rancho California Zoning District - Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan - The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street - 29.55 acres - SP Zone - REQUEST: The Project proposes a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots. - APNs: 963-100-003, 963-100-004 and 963-060-021.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 10, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

Public Hearing Path: DH:  PC:  BOS:

COMMENTS: *This project is located within the French Valley Airport Influence Area, The homesites are in Compatibility Zone D. The General Plan is not consistent with the subsequently adopted French Valley ALUCP. All CEQA projects in that AIA are subject to ALUC review, including this tract. Density appears to be inconsistent (too low).*

DATE: September 30, 2013 SIGNATURE: John J.G. Guerin

PLEASE PRINT NAME AND TITLE: John J.G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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



**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2<sup>nd</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: February 6, 2014

**TO**

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

Riv. Co. Fire Dept.  
Riv. Co. Building & Safety - Grading  
Riv. Co. Environmental Programs Division

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

**TENTATIVE TRACT MAP NO. 36536 AMENDED NO. 1 - EA42584 - Applicant: CV Communities LLC. - Engineer/Rep.: Ed Lenth - Third/Third Supervisorial District - Rancho California Zoning District - Southwest Area Plan: Community Development: Medium High Density Residential (MHDR), Meadows/Greenbelt as reflected on the SP284 Land Use Plan - The project is located north of Brussels Street, south of Benton Road, east of Leon Road and west of Cognac Street - 29.55 acres - SP Zone - **REQUEST:** The Project proposes a Schedule "A" subdivision of the 29.55 acres into 84 single-family lots, 1 Water Quality/Detention Basin and four lettered open space lots. - APNs: 963-100-003, 963-100-004 and 963-060-021.**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on February 13, 2014**, in order that they may be incorporated in the staff report package for this project.

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

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

COMMENTS:

**FILE COPY**

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

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

TRACT MAP Tract #: TR36536

Parcel: 963-100-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    MAP- PROJECT DESCRIPTION                    RECOMMND

The land division hereby permitted is for Schedule "A" subdivision of the 29.55 acres into 84 single family lots, 1 Water Quality/Detention Basin and four lettered open space lots.

10. EVERY. 1                    SP - Hold Harmless                    NOTAPPLY

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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



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10. GENERAL CONDITIONS

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

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

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

10. EVERY. 2                      SPA - Amendment Description                      INEFFECT

This Specific Plan Amendment alters the target density and housing type product for Planning Area No. 6 and update the Specific Plan Requirements and Design Guidelines due to the 10 year life span and for Highway 79 consistency of Specific Plan No. 284 (Qunita Do Lago).

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. 36536 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No.36536, Amended No. 2, dated 7/25/2014.

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

EXHIBT L = Landscape Plan dated 7/25/2014.

10. EVERY. 3                      SPA - Replace all previous                      INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these

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10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 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.

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 284A2 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.
7. Specific Plan Design Guidelines and General Plan Consistency portion of the Specific Plan.

b. Environmental Impact Report No. 371 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

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10. GENERAL CONDITIONS

10. EVERY. 4                      SP - SP Document (cont.)                      INEFFECT

8. Addendum Document to EIR 371 prepared for the Specific Plan Amendment (including the Initial Study and all related technical studies (i.e. Biological, Geological, Traffic, ALUC, etc.)

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

10. EVERY. 5                      SP - Definitions                      INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 284A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 284, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 07061.

GPA = Comprehensive General Plan Amendment No. 301.

EIR = Environmental Impact Report No. 371.

10. EVERY. 6                      SP - Ordinance Requirements                      INEFFECT

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

10. EVERY. 7                      SP - Limits of SP DOCUMENT                      INEFFECT

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP - GENERAL INTRODUCTION                    RECOMMND

This site was previously rough graded under grading permit BGR060768 for Tract 33170 Condominium project. The site did not receive a permit final and has been expired. Tract 36536 is required to obtain a grading for improvements such as grading, filling, stockpiling, over excavation and recompaction, and is subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 2                    SP-GSP-1 ORD. NOT SUPERSEDED                    INEFFECT

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

10.BS GRADE. 3                    SP-GSP-2 GEO/SOIL TO BE OBEYED                    INEFFE

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

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

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

10.BS GRADE. 5                    SP-NO GRADING & SUBDIVIDING                    INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    ENV CLEANUP PROGRAMS -                    RECOMMND

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by GeoKinetics dated January 16, 2014 and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is

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10. GENERAL CONDITIONS

10.E HEALTH. 1 ENV CLEANUP PROGRAMS - (cont.) RECOMMND

required for the 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. 1 SP - SCREEN CHECK NO. 1 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the Screen Check No. 1 dated 12-22-04 and has no objections.

Any pools or spas in such compounds will require a plan check submittal to DEH prior to Building and Safety permits.

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

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

10.E HEALTH. 3 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36536 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

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.

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10. GENERAL CONDITIONS

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

Tract Map 36536 is a proposal for a Schedule "A" residential subdivision and regional detention basin on 29.55 acres in the Rancho California area on the northeast corner of Benton Road and Leon Road. This project is part of Specific Plan 284 Quinta Do Lago.

According to the specific plan, the western portion of this site is home for the regional detention basin to provide mitigation of the incremental increased runoff for the entire tributary drainage area within the specific plan boundary. This basin is proposed instead of each tract development constructing its own individual basin. An interim detention basin has been previously constructed on the site in order to provide mitigation for the tracts that have been developed. The applicant proposes to construct the ultimate basin with the residential development as part of the tract map.

All offsite stormwater runoff tributary to the site is delivered by means of storm drains from the surrounding residential developments to the north and east. The developer proposed to extend these existing storm drains to the basin and construct an internal storm drain to convey onsite flows to the basin as well.

The grading/drainage plan for the new development shows a diversion of tributary area. An area of approximately 5 acres that naturally drains south will be collected in the internal storm drain system and conveyed west to the regional detention basin. This concept does divert more tributary drainage area to the basin than was intended. The applicant's engineer submitted a preliminary drainage study (dated June 2, 2014) to the District for review in order to prove that the detention basin will be able to



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## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMEND

service the addition drainage area. A cursory review of the drainage study indicates the preliminary design of the basin may contain the appropriate volume. The final hydraulic design of the basin can be worked out in the improvement plan check phase of the development. Therefore, the District does not oppose to this conceptual drainage plan.

The applicant submitted a preliminary water quality management plan (WQMP) with the land-use package. The WQMP indicates the onsite stormwater runoff will be collected with an internal storm drain system and conveyed to an onsite water quality basin for mitigation of potential pollutants only. The WQMP proposes to mitigate hydrologic conditions of concern impacts with the large regional detention basin as part of the increased runoff mitigation.

This mitigation concept is acceptable. The final hydraulic design of both basins will be done in the improvement plan stage.

The large detention basin proposed is solely for increased runoff mitigation and only provides a regional benefit for the area within the specific plan to facilitate the developments within the specific plan. Therefore, the District cannot use public funds to maintain the basin. A viable maintenance mechanism for the large basin and all flood control facilities outside the public road right-of-way will be required prior to the issuance of any permits or recordation of the map. Generally, this would mean a CFD, CSA, Valley Wide, landscape district, parks agency or commercial property owner association. Since these facilities can be costly to maintain and are required to be functional in order for the downstream system to work, a residential homeowner association is discouraged.

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 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

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10. GENERAL CONDITIONS

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

building permits if grading permits are not issued.

10.FLOOD RI. 1                    SP DRAINAGE SYS MAINTENANCE                    INEFFECT

Routine maintenance of the rest of the proposed drainage system would not be performed by the District. The proposed rectangular channel across the industrial park could be maintained by a commercial entity. Facilities in street right of way should be maintained by the County Transportation Department.

10.FLOOD RI. 2                    SP RETENTION FACILITIES                    INEFFECT

A hydrology report dated December 1998 was reviewed and approved by the District. The study was based on the concept of regional detention basins. To date (Feb 2005) none of the regional basins have been constructed. Unless and until the regional basins are constructed, each project within the specific plan shall include detention facilities that attenuate post development flows to pre-development flow rates.

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. 3                    SP GREENBELT DRAINAGE                    INEFFECT

The proposed greenbelt drainage system and detention facilities are critical elements of the entire specific plan. Their final size, location, and schedule of implementation are crucial in the development of this site. Even though the applicant believes that the final engineering of these facilities will result in a design that will "fit" the land use plan, the applicant shall complete and the District shall approve such final engineering prior to the approval of any further development proposals within Specific Plan 284, including, but not limited to, the approval of a parcel map processed for financing purposes.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3                    SP GREENBELT DRAINAGE (cont.)                    INEFFECT

It is possible that the engineered plan may require the alteration of planning areas set aside for residential dwellings and even the deletion of lots from those areas. If such alterations are determined by the Planning Director to be significant, the applicant shall prepare, submit and process for approval a specific plan amendment.

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. 4                    SP FLOOD CONTROL FACILITIES                    INEFFECT

The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligation. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No.284, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

a. A precise description of the facilities to be maintained and the acceptable level of that maintenance.

b. The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

c. A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 SP FLOOD CONTROL FACILITIES (cont.)

INEFFECT

the District.

d. An establishment of time frames and procedures for noticing and compliance.

e. A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Homeowners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement will result in the District having the ability to place liens against the property(s) of Developer or individuals of the DHOA.

f. A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event, the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g. A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If DHOA fails to submit said report, the District shall commission the report and invoice DHOA.

h. A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i. The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j. A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

k. DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation,

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10. GENERAL CONDITIONS

10.FLOOD RI. 4                    SP FLOOD CONTROL FACILITIES (cont.) (cont.)    INEFFECT

maintenance and all other use of the drainage facilities.

l. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m. Access rights for the District for inspection purposes.

n. A provision that gives the District the right to review and approve the C.C. & R's.

o. The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available

10.FLOOD RI. 5                    SP BLUE LINE WATERCOURSE                    INEFFECT

Any impact to blue-line watercourses identified on the USGS map requires application for an Army Corps of Engineer 404 Permit. In addition, a 1603 or 1601 permit from the California Department of Fish and Game would be required since this project involves construction within a natural stream course.

10.FLOOD RI. 6                    SP NPDES REGULATIONS                    INEFFECT

This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

10.FLOOD RI. 7                    SP ADP FEES                    INEFFECT

This 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 issuance of permits for projects within this SP. Although the current

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10. GENERAL CONDITIONS

10.FLOOD RI. 7                    SP ADP FEES (cont.)                    INEFFECT

fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 8                    SP ONSITE STORM DRAINS                    INEFFECT

Design of the rectangular channel and onsite storm drain system should provide for adequate inlets and outlets onsite.

10.FLOOD RI. 12                    MAP INCREASED RUNOFF                    RECOMMND

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

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA                    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

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

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

district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

10.FLOOD RI. 19 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

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

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



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## 10. GENERAL CONDITIONS

10.FLOOD RI. 19                      MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

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

## PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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10. GENERAL CONDITIONS

10. PLANNING. 1

MAP - LOW PALEO (cont.)

RECOMMND

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

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

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1                   MAP - LOW PALEO (cont.) (cont.)                   RECOMMND

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

10.PLANNING. 1                   SP - MAINTAIN AREAS & PHASES                   RECOMMND

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

10.PLANNING. 2                   MAP - INADVERTANT ARCHEO FIND                   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

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10. GENERAL CONDITIONS

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

resource.

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

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

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

10.PLANNING. 2                    SP - NO P.A. DENSITY TRANSFER                    RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or Specific Plan Substantial Conformance process, as determined by the Planning Department.

10.PLANNING. 3                    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:

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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 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. 9 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. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 20 feet, except where a rear yard abuts a street, then the setback shall be the

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

- same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 45 feet.
  - g. The maximum height of any building is 40 feet.
  - h. The maximum height of a communication tower and/or broadcasting antenna located within a residential designated zone 50 is feet.
  - i. The minimum parcel size is 4,500 square feet.
  - j. No more than 60 % of the lot shall be covered by structure.
  - k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 12 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 14

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.

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10. GENERAL CONDITIONS

10.PLANNING. 14            MAP- REQUIRED MINOR PLANS (cont.)            RECOMMND

5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan (if needed).

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. 15            MAP - DESIGN GUIDELINES            RECOMMND

The project shall conform to SPECIFIC PLAN Standards and Guidelines.

10.PLANNING. 16            MAP - OFF HIGHWAY VEHICLE USE            RECOMM

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17            MAP - SUBMIT BUILDING PLANS            RECOMMND

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

10.PLANNING. 20            MAP - NON-IMPLEMENTING MAPS            RECOMMND

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 20           MAP - NON-IMPLEMENTING MAPS (cont.)           RECOMMND

Added pursuant to 30. PLANNING. 2

10.PLANNING. 23           MAP - SUBMIT FINAL DOCUMENTS           RECOMMND

Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy Department of Environmental Health 1 copy Fire Department 1 copy Flood Control and Water Conservation 1 copy Transportation Department 1 copy County Planning Department in Riverside 1 copy City of Murrieta 1 copy City of Temecula 1 copy Riverside County Planning Department Murrieta 2 copies Executive Office - CSA Administrator 2 copies Clerk of the Board of Supervisors 1 copy

Added pursuant to 30. PLANNING. 4.

10.PLANNING. 24           MAP -PROJET LOCATION EXHIBIT           RECOMMND

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

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

Added pursuant to 30 . Planning. 5

10.PLANNING. 25           SP - PARK AGENCY REQUIRED           NOTAPPLY

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors,

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10. GENERAL CONDITIONS

10.PLANNING. 25                    SP - PARK AGENCY REQUIRED (cont.)                    NOTAPPLY

pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

Added pursuant to 50. PLANNING. 16

TRANS DEPARTMENT

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

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

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 2                    SP - TRAFFIC SIGNAL MIT PROG                    INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 3                    MAP - TS/EXEMPT                    RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3                      SP - BUS TURN-OUTS                      INEFFECT

Bus turnouts on Winchester Road must be approved by Caltrans.

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 - R-O-W EXCEEDS/VACATION                      RECOMMND

If the existing right-of-way along Leon Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 7                      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.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 9 MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 10 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month

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10. GENERAL CONDITIONS

10.TRANS. 10                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      SP - 90 DAYS TO PROTEST                      INEFFECT

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

20.PLANNING. 2                      MAP- EXPIRATION DATE                      RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP- AMD PER CONDITIONS MAP

RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions Landscape Plan shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions Landscape Plans have been approved by the County Planning Department. The Amended Per Final Conditions Landscape Plans shall be in substantial conformance with the TENTATIVE MAP and incorporate the following changes:

The wall and fence plan shall be revised to feature a combo black wall (4 feet of block) on the bottom and tube steel (top 2 feet) on top for all wall along the eastern project boundary.

\*This was added at the Planning Commission Hearing Sept 17 2014.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BURROWING OWL PRECONST

MET

THE PROJECT WILL BE CONDITIONED FOR A PRECONSTRUCTION SURVEY

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

MET

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - NON-IMPLEMENTING MAPS

NOTAPPLY

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

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

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

30.PLANNING. 3

SP - DURATION OF SP VALIDITY

MET

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,027th building permit. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4

SP- SUBMIT FINAL DOCUMENTS

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP- SUBMIT FINAL DOCUMENTS (cont.)                    MET

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department                    1 copy
- Department of Environmental Health                1 copy
- Fire Department                                    1 copy
- Flood Control and Water Conservation            1 copy
- Transportation Department                        1 copy
- County Planning Department in Riverside        1 copy
- City of Murrieta                                    1 copy
- City of Temecula                                    1 copy
- Riverside County Planning Department Murrieta   2 copies
- Executive Office - CSA Administrator            2 copies
- Clerk of the Board of Supervisors                1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5                    SP- PROJECT LOCATION EXHIBIT                    MET

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

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP- ACOUSTICAL STUDY REQD

MET

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

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

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

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

30.PLANNING. 7

SP- AIR QUALITY STUDY REQD

MET

Prior to the approval of any implementing project within planning areas 1, 2, 3 and 4 of the SPECIFIC PLAN (i.e.: parcel map, use permit, plot plan, etc.)and that includes, but is not limited to the following criteria, the following criteria: Dry Cleaning, Heavy Industrial, Textiles, Manufacturing, Warehousing, Distribution, Gasoline or Petroleum uses, or as approved by the Planning Department; the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP- ARCHAEO STUDY REQD

MET

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

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

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

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

30.PLANNING. 10

SP- ADDENDUM EIR

NOTAPPL

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12

SP- SUPPLEMENT TO EIR

NOTAPPLY

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

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

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

30.PLANNING. 13

SP- SUBSEQUENT EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13            SP- SUBSEQUENT EIR (cont.)            NOTAPPLY  
not required."

30.PLANNING. 14            SP - COMPLETE CASE APPROVALS            MET

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

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

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

30.PLANNING. 15            SP - AMENDMENT REQUIRED            NOTAPPLY

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15                    SP - AMENDMENT REQUIRED (cont.)                    NOTAPPLY

includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 16                    SP - PARK AGENCY REQUIRED                    MET

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 17                    SP - AG/DAIRY NOTIFICATION                    NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17            SP - AG/DAIRY NOTIFICATION (cont.)            NOTAPPLY

to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18            SP - PA PROCEDURES            MET

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

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

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

30.PLANNING. 19            SP - COMMON AREA MAINTENANCE            NOTAPPLY

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

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19

SP - COMMON AREA MAINTENANCE (cont.)

NOTAPPLY

organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas."

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA

MET

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

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

1. A cover letter identifying the project for which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

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

MET

approval is sought;

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

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area',



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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

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

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

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

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

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

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.)

NOTAPPLY

with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)NOTAPPLY

assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

MET

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

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

30.PLANNING. 23 SP - PALEO M/M PROGRAM

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23            SP - PALEO M/M PROGRAM (cont.)            MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 24            SP - GENERIC M/M PROGRAM            MET

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

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

30.PLANNING. 27            SP - SKR FEE CONDITION            MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - SKR FEE CONDITION (cont.) MET

\_\_\_ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION MET

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

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

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

30.PLANNING. 29 SP - POST GRADING REPORT MET

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

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

30.PLANNING. 30 SP - SCHOOL MITIGATION MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30            SP - SCHOOL MITIGATION (cont.)            MET

on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 31            SP - GEO STUDY REQUIRED            MET

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

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

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

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

30.PLANNING. 36            SP - ARCHAEOLOGIST RETAINED            MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - ARCHAEOLOGIST RETAINED (cont.)

MET

pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 37

SP - IF HUMAN REMAINS FOUND

MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1                    SP - CONDITIONS                    MET

Prior to any project approval the development standards of Specific Plan No. 284A2 shall be reviewed and complied with.

30.TRANS. 3                    SP - AGENCY COMPLIANCE                    MET

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. The South Coast Air Quality Management District (SCAQMD)
- c. The Riverside Transit Agency (RTA)
- d. The Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

30.TRANS. 4                    SP - TRAFFIC GEN/ATTRACTOR                    MET

The proposed project will be a substantial traffic attractor/generator. As such, the project proponent shall incorporate such demand management programs as may be appropriate to comply with the goals and objectives of the Regional Mobility Plan, Air Quality Management Plan, and Congestion Management Plan, including:

- a. The establishment of a Transportation Management District.
- b. The provision of on-site Park and Ride Facilities.
- c. Design provisions to accommodate transit services.

All as approved and confirmed by the Transportation Department.



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                      SP - ACCESS                      MET

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the Specific Plan Traffic Study.

30.TRANS. 6                      SP - SW AREA ROAD AND BRIDGE                      MET

The proposed project is within the boundaries of the Southwest Area Road and Bridge Benefit District. A substantial fee shall be required prior to the issuance of building permits, based upon the fee schedule in effect at that time.

30.TRANS. 7                      SP - BUS TURNOUTS                      MET

Bus turnouts on Winchester Road must be approved by Caltrans.

30.TRANS. 10                      SP - TS/REGIONAL COOR                      MET

Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program:

- a. Caltrans, District 8
- b. The South Coast Air Quality Management District (SCAQMD)
- c. The Riverside Transit Agency (RTA)
- d. The Riverside County Transportation Commission (RCTC)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

30.TRANS. 11                      SP - PAVED ACCESS                      MET

Access is a concern regarding portions of this proposal, particularly with regard to Winchester Road. The project proponent shall obtain Transportation Department approval for all access on to Highway 79 except for "D" Street, "E" Street and Thompson Road as shown on Exhibit AA of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 11                    SP - PAVED ACCESS (cont.)                    MET

Specific Plan Traffic Study.

30.TRANS. 18                    SP - ROAD IMPROV PER GEN PLAN                    MET

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

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 proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3                      MAP - LOT ACCESS/UNIT PLANS (cont.)                      RECOMMND

the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1                              MAP - ECS VERNAL POOL                              RECOMMND

Prior to map recordation the project shall prepare an ECS that depicts biological constraint areas. The constrained areas will conform to the area mapped as "Pool C" in the Biological Addendum Memorandum written by Glen Lukos Associates, dated July 3, 2014 and the area labeled as "Vernal Pool Per HANS 1058" on the final project map and are outside the "Project Footprint."

The ECS must be stamped by the Riverside County Surveyor with the following note:

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

FIRE DEPARTMENT

50.FIRE. 1                              MAP-#46-WATER PLANS                              RECOMMND

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

50.FIRE. 2                              MAP-#53-ECS-WTR PRIOR/COMBUS                              RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING

RECOMMND

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

50.FLOOD RI. 8 MAP 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                      MAP ADP FEES (cont.)                      RECOMMND

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

50.FLOOD RI. 9                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2                      MAP - FINAL MAP PREPARER                      RECOMMND

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

50.PLANNING. 3                      MAP- SURVEYOR CHECK LIST                      RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

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50. PRIOR TO MAP RECORDATION

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

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. 7                    MAP- ANNEX TO PARK DISTRICT                    RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valleywide Recreation and Parks District.

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24                    MAP- ECS NOTE AIRPORT                    RECOMMND

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

"This land division is within 2 miles of the French Valley airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Airport maintained operations to the south 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. 28                    MAP - FEE BALANCE                    RECOMMND

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

50.PLANNING. 35                    MAP- PARK AGENCY REQUIRED                    NOTAPPLY

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

Added pursuant to 30. PLANNING. 16

50.PLANNING. 36                    MAP-COMMON AREA MAINTENANCE                    NOTAPPLY

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

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36                    MAP-COMMON AREA MAINTENANCE (cont.)                    NOTAPPLY

financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas.

Added pursuant to 30. PLANNING. 19

50.PLANNING. 37                    MAP-CC&R RES PUB COMMON AREA                    NOTAPPLY

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants,



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37

MAP-CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

conditions and restrictions;

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP-CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

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

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

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

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

Added pursuant to 30. PLANNING. 20

50.PLANNING. 38 MAP - COMMON AREA MAINT RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38                    MAP - COMMON AREA MAINT (cont.)                    RECOMMND

established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 3, 12A, 12B, 17, 21, and all other public recreation areas.

Added pursuant to 30. PLANNING. 19

50.PLANNING. 39                    MAP - PARK AGENCY REQUIRED                    RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

Added pursuant to 30. PLANNING. 16

50.PLANNING. 40                    MAP - CC&R RES PUB COMMON AREA                    RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 40

MAP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 40 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

Added pursuant to 30. PLANNING. 20

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50.PLANNING. 41                   MAP - AGENCY CLEARANCE                   RECOMMND

A clearance letter from ALUC shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 5, 2014 generally summarized as follows:

The permit holder/land divider or any successor-in-interest has complied with the required conditions of approval set forth in the Riverside County Airport Land Use Commission's letter dated March 5, 2014 which includes, but is not limited to, providing avigation easements to the subject property, complying with ALUC building, lighting, and emissions standards.

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 Benton Road and Leon 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 - VACATION/SUR                   RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Leon 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - VACATION/SUR (cont.) RECOMMND

rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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

The street design and improvement concept of this project shall be coordinated with TR28092M1.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

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

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

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

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

A separate 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. 9 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Benton Road, Leon Road, and Brussels Street.
- (2) Streetlights.
- (3) Traffic signals located on Benton Road at intersection of Winchester Road (SH-79).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

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

RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Benton Road, Leon Road and Brussels Street.

(5) Street sweeping.

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

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

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

50.TRANS. 10

MAP - UTILITY PLAN

RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Benton Road, Leon Road, and Brussels Street,

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

50.TRANS. 12 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 13 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. 14 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14                      MAP - IMP PLANS (cont.)                      RECOMMND

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

50.TRANS. 15                      MAP - CONSTRUCT RAMP                      RECOMMND

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

50.TRANS. 16                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 17                      MAP - DEDICATION                      RECOMMND

Leon Road (from street "A" to Brussels Street) along project boundary is designated Major Highway and shall be improved with 76 full-width AC pavement, 8" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 119' full-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

- NOTE:
1. A 5' meandering sidewalk (both sides) shall be constructed within the 21' parkway.
  2. Leon Road shall be realigned as approved by the Director of Transportation.
  3. Class II bike lane to be included on Leon Road.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - DEDICATION (cont.)

RECOMMND

Street "C" to street "G" 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' concrete sidewalk shall be constructed adjacent to the right-of-way within the 10' parkway.

Amsterdam Road (emergency access road) shall be improved with 24' AC pavement; 6" concrete curb and gutter within the 24' dedicated right-of-way as approved by the Director of Transportation.

50.TRANS. 18

MAP - EXISTING MAINTAINED

RECOMMND

Benton Road along project boundary is a paved County maintained road designated Urban Arterial Highway and shall be improved with 81' to 94 foot part-width AC pavement (55' to 68' pavement on project side and 26' pavement on opposite side of the centerline), 8" concrete curb and gutter (project side), 8" landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 136' to 149' part-width dedicated right-of-way (81' to 94' on the project side and 55' on the other side of the centerline) in accordance with County Standard No. 91, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway as approved by the Director of Transportation.

2. An 8" raised curb half-width landscaping median shall be constructed at the centerline per County Standard No. 91 and 113, Ordinance 461.

3. A cash-in-lieu fee shall be paid for the ultimate improvement of the raised curbed landscaping median as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - PART-WIDTH

RECOMMND

Leon Road (from Benton Road to street "A") along project boundary is designated Major Highway and shall be improved with 54' to 63' part-width AC pavement, (38' to 43' pavement on the project side and 16' to 20' pavement on the other side of the centerline), 8" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 103' to 113' (59' to 69' on the project side and 44' on the other side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

- NOTE:
1. A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway as approved by the Director of Transportation.
  2. Leon Road shall be realigned as approved by the Director of Transportation.
  3. Class II bike lane to be included on Leon Road.

Brussels Street along project boundary is designated Collector Road and shall be improved with 34' part-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 70' full-width (37' on the project side and 33' on the opposite side of centerline) dedicated right-of-way in accordance with County Standard No. 103, Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed within the 15' parkway along curb line or as approved by the Director of Transportation.

50.TRANS. 20

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

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

The 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.

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](http://www.swrcb.ca.gov) .

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 2            MAP - GRADING SECURITY            RECOMMND

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4            MAP - GEOTECH/SOILS RPTS (cont.)            RECOMMND  
AND GEOLOGIC REPORTS.

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

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

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

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

60.BS GRADE. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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.



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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.EPD. 2                      - MBTA SURVEYS                      RECOMMND

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. 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. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 3                      - BIO MONITOR WORK PLAN                      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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

- TEMPORARY FENCING

RECOMMND

The area mapped as "Pool C" and outside of the mapped project footprint on EXHIBIT 6 of the Biological Addendum Memorandum, dated July 3, 2014 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 portion of the vernal pool known as "Pool C" that will not be impacted. The only areas of the vernal pool known as Pool C that will not be fenced are those within the project footprint that will be impacted by construction activity as delineated on the project map for TM36536. 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

- PROOF OF MITIGATION

RECOMMND

Prior to the issuance of a grading permit, the project applicant must submit proof of mitigation for a 0.93 acre vernal pool known as Pool C per the DBESP for HANS 1058 written by Amanda Duchart of Jones & Stokes on February 14, 2007 and revised on August 31, 2007. Proof of purchase of mitigation credits at the Barry Jones/Skunk Hollow Mitigation Bank will be required as per the 2:1 ratio specified in the DBESP for HANS 1058. If the project chooses to mitigate only for permanent and temporary impacts to portions of the vernal pool known as Pool C in the DBESP for HANS 1058, a biologist who holds a MOU with the County of Riverside must submit to EPD a report that provides details as to how the project shall protect the remaining functions and values of the impacted vernal pool. At a minimum, the report must include a detailed description of impacts to the vernal pool, a discussion of the hydrology in the area, strategies for avoidance and minimization of impacts, and BMPs. The applicant shall provide proof of mitigation as specified in the DBESP for HANS 1058 for the impacts described in the report requested above.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 3

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 6

MAP PHASING

RECOMMND

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

60.FLOOD RI. 7

MAP ADP FEES

RECOMMND

Tract Map 36536 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8                    MAP SUBMIT FINAL WQMP                    NOTAPPLY

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

60.FLOOD RI. 9                    MAP 100-YR SUMP COLLECTION                    RECOMMND

Collection drainage facilities in sump conditions shall be designed to collect and convey the tributary 100 year storm flows. Additional emergency escape shall also be provided in the event the inlets become plugged.

60.FLOOD RI. 10                    MAP - SUBMIT FINAL WQMP                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 16                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 17                    MAP - GRADING PLAN REVIEW                    RECOMMND

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

60.PLANNING. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27                    MAP-ARCHAEO M/M PROGRAM                    NOTAPPLY

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

Added pursuant to 30. PLANNING. 22

60.PLANNING. 28                    MAP - PALEO M/M PROGRAM                    RECOMMND

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

Added pursuant to 30. PLANNING. 23

60.PLANNING. 29                    MAP - ARCHAEO M/M PROGRAM                    RECOMMND

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

Added pursuant to 30. PLANNING. 22

60.PLANNING. 30                    MAP - GENERIC M/M PROGRAM                    RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30            MAP - GENERIC M/M PROGRAM (cont.)            RECOMMND

for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This implements condition 30.PLANNING.24.

60.PLANNING. 31            MAP - SKR FEE CONDITION            RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 29.52 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

Persuant to condition 70.PLANNING.27

60.PLANNING. 32            MAP - ADDITIONAL PARK FEE            RECOMMND

The Land Divider or successor in interest shall pay an additional fee for future park facilities in the community. The fee will be calculated at \$2,500 per unit payable to the County of Riverside and must be paid on the entire tract, prior to the issuance of a rough grade permit. Note that this fee is in addition to the Quimby fee required in conditions 50.PLANNING.08 and 90.PLANNING.03.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP-PALEO M/M PROGRAM

NOTAPPLY

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3                    MAP-PALEO M/M PROGRAM (cont.)                    NOTAPPLY

limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

Added pursuant to 70. PLANNING. 23

70.PLANNING. 4                    MAP-SKR FEE CONIDTION                    NOTAPPLY

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

Pursuant to 70. PLANNING. 27

70.PLANNING. 5                    MAP-PALEO M/M PROGRAM                    NOTAPPLY

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